CITY OF ONTARIO

Regular City Council/Housing Authority Meeting
MARCH 19, 2024

City Hall
303 East B Street, Ontario, CA 91764

MAYOR PAUL S. LEON • MAYOR PRO TEM DEBRA DORST-PORADA
COUNCIL MEMBERS ALAN D. WAPNER, JIM W. BOWMAN AND RUBEN VALENCIA

CITY CLERK SHEILA MAUTZ • TREASURER JAMES R. MILHISER
CITY MANAGER SCOTT OCHOA • CITY ATTORNEY RUBEN DURAN

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time. To comment by email, submit your comments no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to publiccomments@ontarioca.gov. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.

In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.

Remarks from those seated or standing in the back of the chamber will not permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

ACCOMODATIONS

If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

CALL TO ORDER *(OPEN SESSION)*

ROLL CALL

Dorst-Porada, Wapner, Bowman, Valencia, Mayor/Chairman Leon

CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

CLOSED SESSION

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APNs: 1052-121-01, 1052-211-02, 1052-211-03; 13107 Campus Avenue; City/Authorized negotiator: Scott Ochoa or his designee; Negotiating parties: Costello Investments, LLC; Under negotiation: Price and terms of payment.

ATTACHMENT: 20240319 Closed Session

PLEDGE OF ALLEGIANCE

Council Member Valencia

INVOCATION

Pastor Taylor Kern, Ontario United Reformed Church

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS 6:30 P.M.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

To comment by email, submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and entered into the record. As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

Agenda item contractors, subcontractors and agents may require member abstentions due to conflict of interests and financial interests. Council Member abstentions shall be stated under this item for recordation on the appropriate item.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 2 minutes.

1. **APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council and Housing Authority of February 20, 2024 and approving same as on file in the Records Management Department.

ATTACHMENT: 20240220 Meeting Minutes (Not Official Until Approved)

2. **BILLS & PAYROLL**

Bills February 16, 2024 through February 29, 2024, and Payroll February 11, 2024 through February 24, 2024.

3. **A RESOLUTION APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND PHILADELPHIA STREET**

That the City Council adopt a Resolution ordering the summary vacation of an easement for public utility purposes located at the southeast corner of Haven Avenue and Philadelphia Street.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND PHILADELPHIA STREET.

ATTACHMENT: 20240319 Vacation 319^01 EXH 1.pdf
ATTACHMENT: 20240319 Vacation 319^02^RESO^RM
ATTACHMENT: 20240319 Vacation 319^03 RESO EXH A - B.pdf

4. **A RESOLUTION AUTHORIZING SUBMITTAL OF A CLAIM TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR THE 2023 TRANSPORTATION DEVELOPMENT ACT, ARTICLE 3 FUNDS FOR THE BUS STOP BOARDING PAD INSTALLATION PROJECT**

That the City Council adopt a Resolution approving the submittal of a claim for $32,835 to the San Bernardino County Transportation Authority (SBCTA) for the 2023 Transportation Development Act (TDA) Article 3 Funds for the Bus Stop Boarding Pad Installation Project and authorize the City Manager, or his designee, to execute all necessary documents to submit a reimbursement claim.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING SUBMITTAL OF A CLAIM TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 FUNDS FOR THE BUS STOP BOARDING PAD INSTALLATION PROJECT.

ATTACHMENT: CC_5_TDA_Art_3_Claim_RESO_RM.docx

5. **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20452 LOCATED ON THE WEST SIDE OF HAVEN AVENUE, APPROXIMATELY 600 FEET NORTH OF CHINO AVENUE**

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Tract Map No. 20452 located on the west side of Haven Avenue, approximately 600 feet north of Chino Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20452, LOCATED ON THE WEST SIDE OF HAVEN AVENUE, APPROXIMATELY 600 FEET NORTH OF CHINO AVENUE.

ATTACHMENT: 20240319 TM-20452^01 EX.pdf
ATTACHMENT: 20240319 TM-20452^02 RESO^RM.docx
ATTACHMENT: 20240319 TM-20452^03 SIA.pdf

6. A RESOLUTION APPROVING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

That the City Council consider and adopt a Resolution authorizing Staff to transmit the 2023 General Plan Annual Progress Report, which includes the 2023 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV24-001), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

ATTACHMENT: 20240319 PADV24-001 2023 GP HE APR^02^RESO^RM
ATTACHMENT: 20240319 PADV24-001_2023_GP_HE_APR^03 AGPR.pdf

7. AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH HUNTER CONSULTING INC. DBA HCI ENVIRONMENTAL AND ENGINEERING

That the City Council authorize the City Manager or his designee to execute Amendment No. 3 to the General Services Agreement with Hunter Consulting Inc. dba HCI Environmental and Engineering Inc. (HCI), of Corona, California, to extend the current funding threshold and terms of services for cleaning and maintenance of the Ontario Police Department Firearms Training Facility and biohazard clean-up services for a total not-to-exceed contract amount of $253,377.

ATTACHMENT: Amendment No. 3 Hunter Consulting Inc. (HCI) Environmental and Engineering

8. THE DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION ANNUAL REPORT FOR FISCAL YEAR 2023-24

That the City Council adopt a Resolution approving the Downtown Ontario Improvement Association (DOIA) Annual Report for Fiscal Year 2023-24.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE

ANNUAL REPORT SUBMITTED BY THE DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION FOR THE DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT FOR FY 2023-24.

ATTACHMENT: Annual Report FY 23-24^01^RESO^RM
ATTACHMENT: DOIA ANNUAL REPORT 2023-2024^02 EXH A

9. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH THIRTIETH STREET ARCHITECTS, INC. FOR THE DOWNTOWN MOBILITY HUB PROJECT DESIGN

That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute Amendment No. 4 to the Design Services Agreement with Thirtieth Streets Architects, Inc., of Costa Mesa, California, for the Downtown Mobility Hub Project design, formerly the Fallis House, in the amount of $109,300 for a total not-to-exceed contract amount of $559,300; and
B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: Thirtieth Street Amendment No. 4 AA.pdf

10. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH HOLT ARCHITECTS, INC. FOR THE POLICE DEPARTMENT MEDIA ROOM DESIGN

That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute Amendment No. 8 to the Design Services Agreement with Holt Architects, Inc., of Palm Desert, California, for the Ontario Police Department Media Room design in the amount of $273,918 for a total not-to-exceed contract amount of $1,328,984; and
B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

ATTACHMENT: Holt_Architects__Inc._Amendment_No._8_AA NEW.pdf

11. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NJBSOFT LLC FOR COMPLIANCE WORKFLOW AUTOMATION SOFTWARE

That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to Professional Services Agreement with NJBSoft LLC, of Phoenix, Arizona, for the use of SAMS Water, Cross Connection, and Industrial Pretreatment Program Compliance Software modules in the amount of $50,000 for Fiscal Year 2023-24, with the unilateral option to extend the Agreement for up to two successive one-year periods (FY2024-25 to FY2025-26); and authorize the annual cost of $50,000 per year, for a total not-to-exceed amount of $275,500 consistent with City Council approved budgets.

ATTACHMENT: 20240319 NJBSoft LLC AGMT ^1 Amendment No.2.pdf

12. DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT MANAGEMENT AND DISBURSEMENT AGREEMENT

That the City Council approve a Management and Disbursement Agreement with the Downtown Ontario Improvement Association for the administration of the Downtown Ontario Community Benefit District.

ATTACHMENT: 20240319 Ontario-DOIA Management Agreement^01

13. AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ADVANCED UTILITY SYSTEMS FOR SOFTWARE LICENSING, MAINTENANCE AND SUPPORT SERVICES FOR THE CUSTOMER INFORMATION SYSTEM (CIS)

That the City Council approve and authorize the City Manager, or his designee to execute Amendment No. 2 to Professional Services Agreement with Advanced Utility Systems, a subsidiary of Harris Computer Systems of Ottawa, Ontario, Canada for utility billing system software licensing, maintenance and support services in the amount of $1,707,215 for a three year period, with the option to extend the term for two successive one-year periods, for a new total not-to-exceed amount of $5,284,481 which includes the initial purchase and implementation.

ATTACHMENT: 20240319 AUS AGMT^01.pdf

14. ACCEPTANCE OF FUNDING FROM THE COUNTY OF SAN BERNARDINO WHICH WILL BE PASSED THROUGH TO THE LEAVEN KIDS FOUNDATION FOR EDUCATION RESOURCES AND PROGRAMS TO SUPPORT AT-RISK YOUTH

That the City Council authorize the City Manager or designee to execute all documents necessary to accept funding from the County of San Bernardino in the amount of $200,000 to be passed through to the Leaven Kids Foundation for education resources and programs to support at-risk youth.

ATTACHMENT: CON-BOS-03-26-24-City of Ontario.pdf

PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

Each member of the public wishing to address the City Council on Public Hearing items will be given a total of 2 minutes.

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15. A PUBLIC HEARING TO CONSIDER FILE NO. PUD23-002, A PLANNED UNIT DEVELOPMENT

FOR A 1.22-ACRE PARCEL OF LAND LOCATED AT 218 EAST D STREET; SUBMITTED BY EUCLID INVESTMENT GROUP, LLC.

That the City Council introduce and waive further reading of an Ordinance Approving File No. PUD23-002, the Downtown Ontario Luxury Apartments (Phase II) Planned Unit Development, establishing development standards and design guidelines to facilitate a multiple-family residential development at 218 East D Street.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-002, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE PROJECT SITE LOCATED AT 218 EAST D STREET WITHIN THE MU-1 (MIXED USE DOWNTOWN) ZONING DISTRICT AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, AND 1048-556-14.

ATTACHMENT: 20240319 File No. PUD23-002^PC Back-up.pdf
ATTACHMENT: 20240319 PUD23-002 Downtown Lux Apart^02^ORD^RM
ATTACHMENT: File No. PUD23-002 Downtown Lux Apart^03 PUD.docx

16. **A PUBLIC HEARING TO CONSIDER ADOPTION OF THE WATERMARKE ONTARIO PLANNED UNIT DEVELOPMENT (FILE NO. PUD22-006) ON A 5.81-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET, SUBMITTED BY JAT LAND DEVELOPMENT**

That the City Council adopt a Resolution approving the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report and introduce and waive further reading of an Ordinance approving the Watermarke Ontario Planned Unit Development (File No. PUD22-006).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PUD22-006 AND PDEV22-042.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD22-006, THE WATERMARKE ONTARIO PLANNED UNIT DEVELOPMENT, ESTABLISHING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR A 5.81-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 1008-513-16, 1008-522-01, 1008-522-02, AND 1008-522-03.

ATTACHMENT: 20230319 File No. PUD22-006^ PC Back-up.pdf
ATTACHMENT: PUD22-006 Watermarke Ontario Mixed Use CC AR Attachment A - Addendum^02^RESO^RM.docx
ATTACHMENT: 20240319 File No. PUD22-006 Watermarke Ontario Mixed Use CC^03 Addendum Reso Attachment A - Addendum Doc.pdf
ATTACHMENT: PUD22-006 Watermarke Ontario Mixed Use CC AR Attachment B - PUD^04^ORD^RM.docx

ATTACHMENT: 20240319 File No. PUD22-006 Watermarke Ontario Mixed Use CC^05 Ordinance Attachment A - PUD Doc.pdf

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

Mayor Leon
Mayor pro Tem Dorst-Porada
Council Member Wapner
Council Member Bowman
Council Member Valencia

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
March 19, 2024

ROLL CALL: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

STAFF: City Manager / Executive Director __, City Attorney __

In attendance: Dorst-Porada _, Wapner _, Bowman _, Valencia _, Mayor / Chairman Leon _.

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
  Property: APNs: 1052-121-01, 1052-211-02, 1052-211-03; 13107 Campus Avenue; City/Authorized negotiator: Scott Ochoa or his designee; Negotiating parties: Costello Investments, LLC; Under negotiation: Price and terms of payment.

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
February 20, 2024
(Not Official Until Approved)

JOINT MEETINGS

The regular meetings of the Ontario City Council and the Housing Authority were held on Tuesday, February 20, 2024 at Ontario City Hall, 303 E. B Street Ontario, California.

CALL TO ORDER

Mayor pro Tem Dorst-Porada called the joint meetings to order at 6:00 p.m.

ROLL CALL

PRESENT:	Mayor pro Tem/Vice Chair:	Debra Porada
	Council/Authority Members:	Alan D. Wapner, Jim W. Bowman, and Ruben Valencia.
ABSENT:	Mayor/Chairman:	Paul S. Leon

Also present were City Manager / Executive Director Scott Ochoa, Assistant City Attorney/Legal Counsel Ruben Duran, and City Clerk / Secretary Sheila Mautz.

INFORMATION RELATIVE TO POSSIBLE CONFLICTS OF INTEREST

There were no conflicts of interest announced by the City Council.

CLOSED SESSION

Mayor pro Tem Porada inquired whether persons were present who wished to speak to the Closed Session items. Hearing no one, City Attorney Duran announced the matters for discussion as listed on the agenda and recessed to Closed Session at 6:03 p.m. for discussion of the following:

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN: 0218-063-07; West of Archibald Avenue between Eucalyptus Avenue and Ontario Ranch Road; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: SC Ontario Development Company LLC; Under negotiation: Price and terms of payment

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APNs: 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06; Southeast Corner Riverside Drive and Vineyard Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: JCLIN INVESTMENT LP; Under negotiation: Price and terms of payment

City Attorney Duran announced the following item was pulled from Closed Session:

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN: 1048-564-03, 1048-564-04, 1048-564-05, 1048-564-06; 121-143 North Euclid Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: LAB-CO LLC; Under negotiation: Price and terms of payment

OPEN MEETING CALLED TO ORDER

Mayor pro Tem Porada reconvened the meetings at 6:30 p.m. for the regular session.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Bowman.

INVOCATION

The invocation was led by Rabbi Stephen Epstein from the Temple Sholom of Ontario.

REPORT ON CLOSED SESSION

City Attorney Duran stated there was no reportable action.

PUBLIC COMMENTS

Assistant City Clerk Isbell announced there were four written public comments:

Rogelio Ocon, regarding traffic safety at the intersection of Flora Street and San Antonio Avenue.
Jolynn Samuels, regarding heavy flooding on Schaefer Avenue.
Orlando Garcia, regarding his displeasure with the City's partnership with Onward Fiber.
Loree Masonis, regarding the arrest of a suspected school shooter.

Mayor pro Tem Porada called upon the first speaker:

Pastor D. Porter, spoke regarding homelessness and emergency shelters.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa made no announcements.

CONSENT CALENDAR

MOTION: Moved by Council Member Bowman, seconded by Council Member Wapner and carried by a unanimous vote 4-0, with Mayor Paul Leon absent, to approve the Consent Calendar as presented.

1. APPROVAL OF MINUTES

Approved minutes for the regular meetings of the City Council and Housing Authority of January 16, 2024, and approving same as on file in the Records Management Department.

2. BILLS & PAYROLL

Approved bills January 19, 2024 through February 1, 2024, in the amount of $22,259,308.28, and Payroll January 14, 2024 through January 27, 2024 in the amount of $5,106,123.05.

3. A CONSTRUCTION CONTRACT WITH HARDY & HARPER, INC. FOR THE 2024 SPRING PAVEMENT REHABILITATION PROJECT

The City Council awarded a Construction Contract to Hardy & Harper, Inc. of Lake Forest, California, for the 2024 Spring Pavement Rehabilitation Project (Project) in the amount of $2,245,100; and authorized the City Manager, or his designee, to execute said contract and all related documents, and file a notice of completion at the conclusion of all construction activities.

4. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PARSONS CORPORATION FOR ENGINEERING AND DESIGN SERVICES FOR THE I-10 FREEWAY AT GROVE AVENUE AND FOURTH STREET INTERCHANGE AND GROVE AVENUE CORRIDOR PROJECT

The City Council approved Amendment No. 10 to the Professional Services Agreement with Parsons Corporation (Parsons) of Illinois, for additional engineering and environmental services for the Project Approval and Environmental Documentation (PA&ED), for the I-10 Freeway at Grove Avenue and Fourth Street Interchange and Grove Avenue Corridor Project, for a revised cumulative contract amount of $7,632,379, with a new contingency of $333,005 for a revised not-to-exceed authorization amount of $7,965,384; and authorize the City Manager, or his designee, to execute said Agreement and future amendments within the authorization limits.

5. AUTHORIZE THE PURCHASE OF A FIRE SAFETY TRAILER WITH JHB GROUP, INC.

The City Council authorized the City Manager, or his designee, to execute the purchase of a Fire Safety Trailer from JHB Group, Inc. of Lake in the Hills, Illinois, in

the amount of $212,463 plus a 3% contingency of $6,374 to mitigate any unforeseen issues with supply chain surcharges and manufactures price increases, for a total not-to-exceed amount of $218,837.

6. A PROFESSIONAL SERVICE AGREEMENT WITH SWA GROUP FOR THE DESIGN AND PREPARATION OF CONSTRUCTION DOCUMENTS FOR THE ONTARIO ARENA PLAZA

The City Council authorized the City Manager, or his designee, to execute a Professional Service Agreement with SWA Group, of Laguna Beach, California, for the preparation of the design and construction documents for the Ontario Arena Plaza for a not-to-exceed amount of $970,147.

7. A PROFESSIONAL SERVICES AGREEMENT WITH WITT O'BRIEN'S, LLC FOR A CONTINUITY OF OPERATIONS PLAN

The City Council authorized the City Manager, or his designee, to execute a Professional Services Agreement with Witt O'Brien's, LLC, for consulting services in the creation of a citywide Continuity of Operations Plan, inclusive of the Continuity of Government and Disaster Recovery plans for a not-to-exceed contract amount of $211,900.

8. A PROFESSIONAL SERVICES AGREEMENT WITH GANS AND PUGH ASSOCIATES, INC. FOR EQUIPMENT AND SOFTWARE SERVICES

The City Council authorized the City Manager, or his designee, to execute a Professional Services Agreement with Gans and Pugh, of Herndon, Virginia, for equipment and software services in the amount of $1,123,388.

9. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH COMMUNITY WORKS DESIGN GROUP FOR ON-CALL ARCHITECTURAL DESIGN SERVICES FOR THE SOUTH BON VIEW PARK FIELD LIGHTING DESIGN PROJECT

The City Council authorized the City Manager, or his designee, to execute Amendment No. 5 to the Design Services Agreement with Community Works Design Group, of Riverside, California, to provide on-call architectural design services for the South Bon View Park Field Lighting Design Project in the amount of $49,745 for a total not-to-exceed contract amount of $474,450.

10. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH ROBERT BORDERS AND ASSOCIATES FOR ON-CALL ARCHITECTURAL DESIGN SERVICES FOR HOMER BRIGGS PARK AND ANTHONY MUNOZ PARK CONCESSION AREA UPGRADES AND ROOF DESIGN PROJECT

The City Council authorized the City Manager, or his designee, to execute Amendment No. 20 to the on-call Design Services Agreement with Robert Borders

and Associates, of Costa Mesa, California, for the Anthony Munoz Park Concession Area Upgrades in the amount of $185,669 for a total not-to-exceed contract amount of $838,131.

11. A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH STANTEC CONSULTING SERVICES INC. FOR THE EDISON AVENUE AND BON VIEW AVENUE WATER IMPROVEMENTS AND BON VIEW AVENUE SEWER IMPROVEMENT PROJECT, OMUC CONTRACT NO. UT1079

The City Council authorized the City Manager, or his designee, to execute a Professional Design Services Agreement with Stantec Consulting Services Inc., of Irvine, California, for design and bid support services for Edison Avenue and Bon View Avenue Water Improvements and Bon View Avenue Sewer Improvement Project, OMUC Contract No. UT1079, for a total amount of $479,171 plus a 15% contingency of $71,876 for a total not-to- exceed amount of $551,047, and a term from February 20, 2024 to February 20, 2027.

12. A CONSTRUCTION CONTRACT WITH RESOURCE ENVIRONMENTAL FOR THE EMERGENCY DEMOLITION AND SITE CLEARANCE OF THE ONTARIO BEST INN AT 1045 W MISSION AVE

The City Council took the following actions:

A. Authorized the City Manager, or his designee, to execute Construction Contract No. D&C23-028 Ontario Best Inn Demolition & Site Clearance with Resource Environmental, Inc., of Cerritos, California, for emergency demolition and site clearance activities on City owned property located at 1045 W Mission Avenue in the amount of $346,500; and
B. Authorized a 15% contingency of $51,975 to address any unforeseen issues that may arise during the demolition for a total not-to-exceed contract amount of $398,475; and
C. Authorized the City Manager, or his designee, to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts and filing a notice of completion at the conclusion of all demolition related activities.

13. A GOODS AND SERVICES AGREEMENT WITH AMERICAN RECLAMATION, INC., FOR SCRAP TIRE RECYCLING SERVICES

The City Council took the following actions:

A. Authorized the City Manager, or his designee, to execute a Goods and Services Agreement with American Reclamation, Inc., of Los Angeles, California, for Scrap Tire Recycling Services in an amount of $215,000 per year for one (1) year, for a total contract amount of $215,000; and
B. Authorized a 5% contingency of $10,750 per year for one (1) year to address

any unforeseen issues that may arise for a total not-to-exceed contract amount of $225,750; and

C. Authorized the City Manager, or his designee, to execute the optional three (3) one-year extensions to the Goods and Services Agreement in a total not-to-exceed amount of $903,000 consistent with future budgets adopted by the City Council.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

14. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CERTAIN SECTIONS OF CHAPTER 13 OF THE ONTARIO MUNICIPAL CODE RELATING TO THE FLOOD DAMAGE PREVENTON PROGRAM

The City Council introduced and waived further reading of an Ordinance amending certain sections of Chapter 13 of the Ontario Municipal Code relating to the City's flood damage prevention program.

ORDINANCE NO. 3271 (FIRST READING) AN OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CERTAIN SECTIONS OF CHAPTER 13 OF THE ONTARIO MUNICIPAL CODE RELATING TO THE FLOOD DAMAGE PREVENTION PROGRAM.

Mayor pro Tem Porada inquired whether persons were present who wished to speak to the item. Hearing no one, Mayor pro Tem Porada entertained council discussion.

MOTION: Moved by Council Member Bowman, seconded by Council Member Wapner and carried by a unanimous vote 4-0, with Mayor Leon absent, to introduce Ordinance No 3271.

STAFF MATTERS:

City Manager Ochoa made no announcements.

COUNCIL MATTERS:

Council Member Wapner thanked the Ontario Police Department for the arrest of a suspected school shooter and for fostering meaningful relationships with the community.

Council Member Bowman thanked the Ontario Police Department for their proactive approach on the arrest of a suspected school shooter.

Council Member Valencia echoed the sentiments shared by fellow councilmembers on the arrest of a suspected school shooter.

Mayor pro Tem Porada spoke on the importance of volunteering and encouraged the public to be involved with community programs.

ADJOURNMENT:

Mayor pro Tem Porada adjourned the meetings of the Joint Agencies at 6:42 p.m. and announced the next regular meeting was scheduled for March 5, 2024.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
MAYOR PRO TEM PORADA, MAYOR

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Angela Truong Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Raymond Lee, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: **A RESOLUTION APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND PHILADELPHIA STREET**

RECOMMENDATION: That the City Council adopt a Resolution ordering the summary vacation of an easement for public utility purposes located at the southeast corner of Haven Avenue and Philadelphia Street.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: There is no direct fiscal impact associated with this action. The City did not pay to acquire the subject easement. The Developer has paid the applicable processing fees to defray any City cost to process this request.

BACKGROUND & ANALYSIS: The applicant, Executive Development, LLC, has requested that the City vacate an existing public utility easement, as shown on Exhibit 1, to facilitate the development of the area. The easement was originally envisioned to provide a connection between the public system on Haven Avenue and the public system on Ponderosa Avenue. Evaluation of the need for the connection determined that it is not needed for any present or future public recycled water line or utility purposes. There are currently no existing public utilities within the easement and the easement is determined to be excess.

Section 8333(c) of the California Streets and Highways Code authorizes the City to summarily vacate (by Resolution with no public hearing) a public service easement that has been superseded by relocation or determined to be excess, and there are no public facilities located within the easement.

This summary vacation meets the California Government Code, Streets and Highways Code, Ontario Municipal Code, and has been reviewed and approved by the City Engineer.

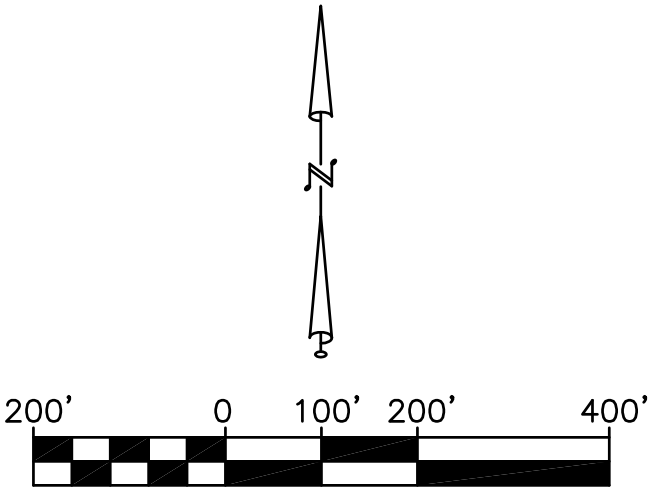
EXHIBIT 1

PUBLIC EASEMENT VACATION
VACATION NO. V-319
PLAT

VICINITY MAP
N.T.S.

LEGEND

CITY OF ONTARIO EASEMENT FOR RECYCLED WATER AND PUBLIC UTILITY PURPOSES AS DESCRIBED IN A DOCUMENT RECORDED JANUARY 18, 2023 AS DOCUMENT NUMBER 2023 OF OFFICIAL RECORDS TO BE VACATED.



Plotnik & Associates
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Redondo Beach, California 90277
Tel: (310) 605-6657
www.plotnik.com

2281 S. HAVEN AVENUE			
SCALE:	1"= 200'	DATE:	2/8/24
BY:	JEK	JOB NO.:	531.00

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE SUMMARY VACATION OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES LOCATED AT THE SOUTHEAST CORNER OF HAVEN AVENUE AND PHILADELPHIA STREET.

WHEREAS, the City Council of the City of Ontario, California, pursuant to Division 9, Part 3, Chapter 4, of the Streets and Highways Code, may summarily vacate an easement under certain conditions specified therein; and

WHEREAS, an easement for public utility purposes located at the southeast corner of Haven Avenue and Philadelphia Street, shown on a portion of the northwest quarter of Section 1, Township 2 South, Range 7, San Bernardino Base and Meridian, according to Government Survey, in the City of Ontario, County of San Bernardino, State of California, as described in Document No. 2023-0012683, of Official Records of the County Recorder of San Bernardino County, State of California, is not needed for any present or future street or public utility or other municipal purposes and is determined to be excess; and

WHEREAS, Section 8333(c) of the California Streets and Highways Code authorizes the City to summarily vacate (by Resolution with no public hearing) a public service easement that has been superseded by relocation or determined to be excess and there are no other public utilities located within the easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California:

1. That the above recitals are true and correct.

2. That title to the above-described said properties, more specifically described in Exhibit “A” and depicted on Exhibit “B” attached hereto, shall be vacated.

3. That the City Clerk of the City of Ontario, California, shall cause a copy of this Resolution to be recorded in the office of the County Recorder of San Bernardino County, California.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT "A"

PUBLIC EASEMENT VACATION
VACATION NO. V-319

LEGAL DESCRIPTION

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING TWO (2) STRIPS OF LAND DESCRIBED IN DOCUMENT NO. 2023-0012683, RECORDED JANUARY 18, 2023 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER, THE CENTERLINES OF WHICH ARE DESCRIBED AS FOLLOWS:

STRIP 1 (15.00 FEET WIDE, 7.50 FEET WIDE ON EACH SIDE)

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 15700 AS PER MAP FILED IN BOOK 195 PAGES 26 AND 27, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HAVEN AVENUE, 72.00 FEET HALF-WIDTH AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 00°25'57" EAST 315.88 FEET TO THE NORTHERLY CORNER OF PARCEL NO. 9653-1 OF THAT CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. RCV 02376, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 5, 1996 AS INSTRUMENT NO. 96-447914 OF OFFICIAL RECORDS OF SAID COUNTY RECORDER; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 9653-1, FOLLOWING THE COURSES DESCRIBED AS FOLLOWS:

SOUTH 21°31'49" EAST 68.47 FEET;
THENCE SOUTH 05°44'03" EAST 492.05 FEET TO THE **TRUE POINT OF BEGINNING.**

THENCE NORTH 82°32'15" EAST 6.86 FEET; THENCE SOUTH 23°31'14" EAST 137.83 FEET; THENCE SOUTH 59°16'27" EAST 139.68 FEET; THENCE NORTH 89°41'23" EAST 28.68 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**; THENCE CONTINUING NORTH 89°41'23" EAST 204.14 FEET; THENCE NORTH 44°41'23" EAST 14.14 FEET; THENCE NORTH 00°18'37" WEST 77.64 FEET; THENCE NORTH 44°41'12" EAST 14.14 FEET; THENCE NORTH 89°41'01" EAST 85.23 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF PONDEROSA AVENUE, 66.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP.

THE ABOVE DESCRIBED STRIP SHALL TERMINATE WESTERLY AT THE NORTHEASTERLY BOUNDARY OF SAID PARCEL NO. 9653-1, AND EASTERLY AT THE EASTERLY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1.

CONTAINS 10,625 SQUARE FEET (0.244 ACRES), MORE OR LESS.

THE SIDELINES OF THIS STRIP OF LAND TO BE SHORTENED OR LENGTHENED SO AS TO TERMINATE AT ANGLE POINTS.

AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND MADE A PART THEREOF.

STRIP 2 (10.00 FEET WIDE, 5.00 FEET WIDE ON EACH SIDE)

BEGINNING AT THE ABOVE MENTIONED **POINT "A"**, THENCE SOUTH 00°18'37" EAST 14.89 FEET.

EXCLUDING THAT PORTION LYING WITHIN ABOVE DESCRIBED STRIP 1.

CONTAINS 74 SQUARE FEET (0.002 ACRES), MORE OR LESS.

AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

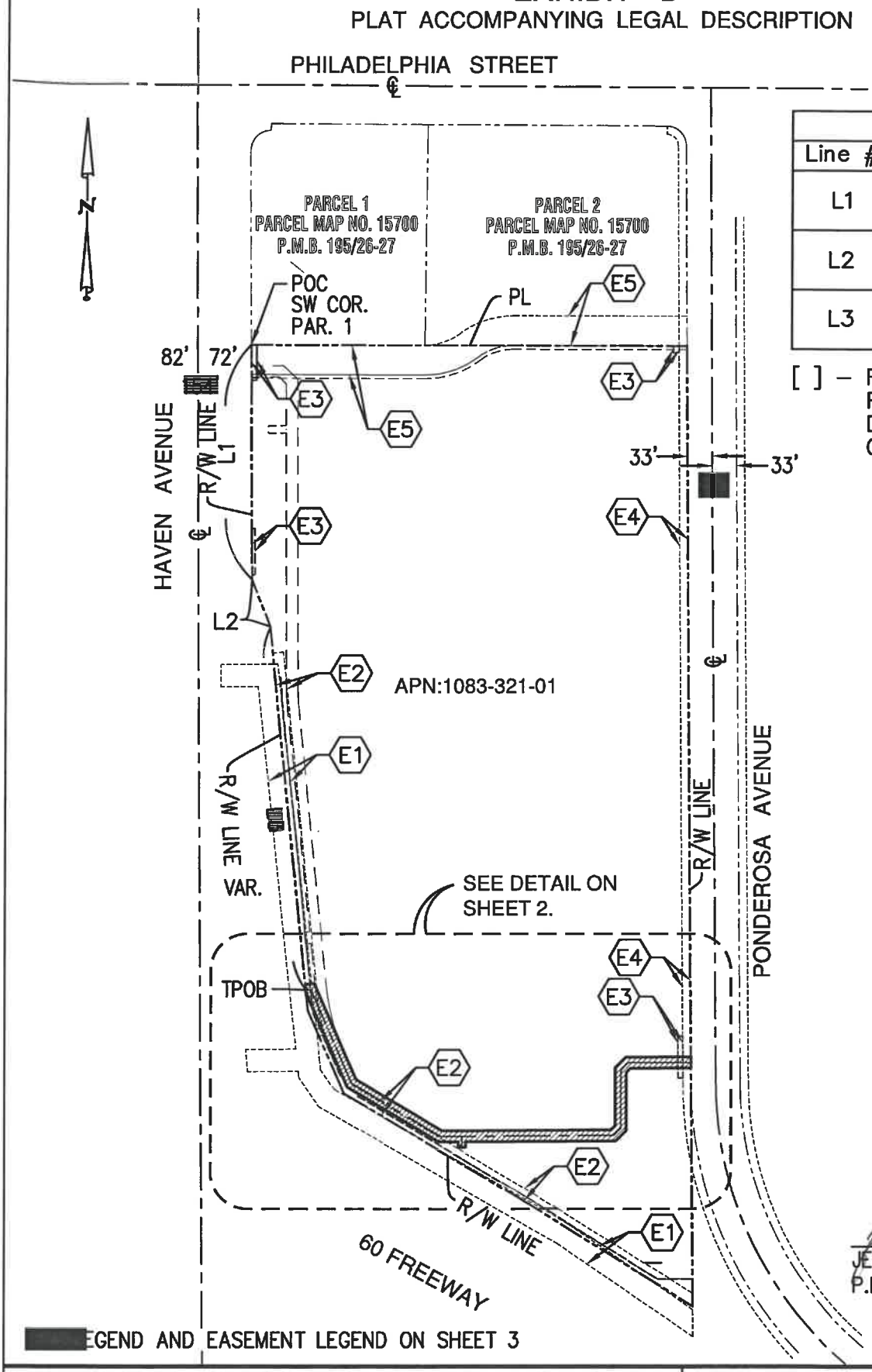
02/06/24

JEFFREY S. FARLESS DATE
P.L.S. 9115, EXP. 9/30/2024

SITE ADDRESS: 2281 S. HAVEN AVENUE
ONTARIO, CA

EXHIBIT "B"

PLAT ACCOMPANYING LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S00°25'57"E	315.88'
	[S00°26'02"E]	–
L2	S21°31'49"E	68.47'
	[S21°40'59"E]	[68.45']
L3	S5°44'03"E	492.05'
	[S5°43'17"E]	–

[ ] – RECORD DATA PER DOCUMENT RECORDED 12/05/1996 AS DOCUMENT NO. 19960447914 OF OFFICIAL RECORDS.

PROFESSIONAL LAND SURVEYOR
JEFFREY S. FARLESS
No. 9115
STATE OF CALIFORNIA

02/06/24

JEFFREY S. FARLESS DATE
P.L.S. 9115, EXP. 9/30/2024

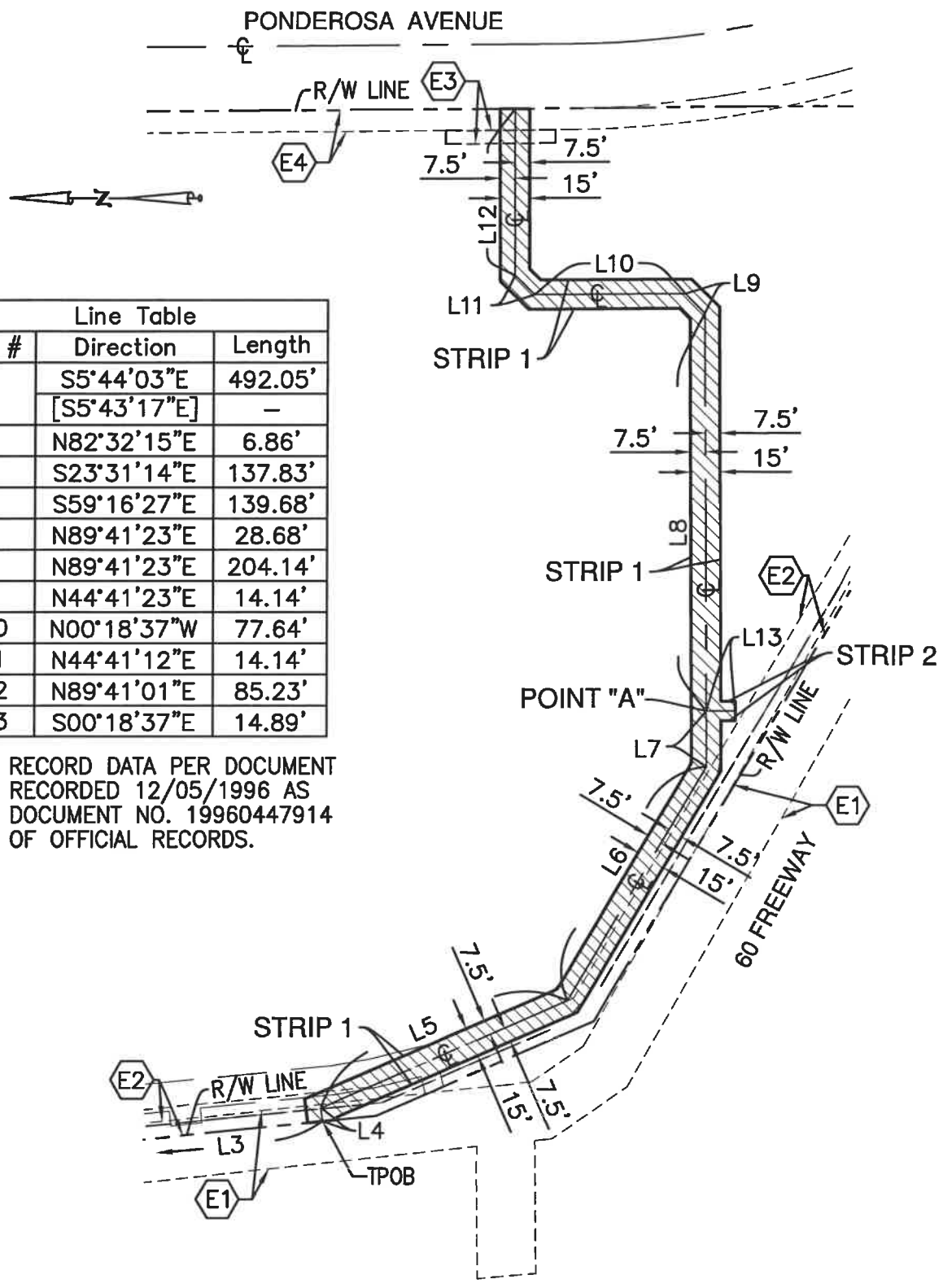
[redacted]EGEND AND EASEMENT LEGEND ON SHEET 3

Plotnik & Associates
Civil Engineering & Land Surveying
220 S. Pacific Coast Hwy., Ste. 111
Redondo Beach, California 90277
Tel: (310) 605-6657
www.plotnik.com

2281 S. HAVEN AVENUE			
SCALE:	1"= 200'	DATE:	12/18/23
BY:	JEK	JOB NO.:	531.00

EXHIBIT "B"

PLAT ACCOMPANYING LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L3	S5°44'03"E	492.05'
	[S5°43'17"E]	–
L4	N82°32'15"E	6.86'
L5	S23°31'14"E	137.83'
L6	S59°16'27"E	139.68'
L7	N89°41'23"E	28.68'
L8	N89°41'23"E	204.14'
L9	N44°41'23"E	14.14'
L10	N00°18'37"W	77.64'
L11	N44°41'12"E	14.14'
L12	N89°41'01"E	85.23'
L13	S00°18'37"E	14.89'

[ ] – RECORD DATA PER DOCUMENT RECORDED 12/05/1996 AS DOCUMENT NO. 19960447914 OF OFFICIAL RECORDS.

SEE LEGEND AND EASEMENT LEGEND ON SHEET 3

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2281 S. HAVEN AVENUE DETAIL			
SCALE:	1"= 80'	DATE:	12/18/23
BY:	JEK	JOB NO.:	531.0026

EXHIBIT "B"

EASEMENT LEGEND

(E1) EXISTING 30' WIDE EASEMENT OF THE CITY OF ONTARIO FOR SEWER AND INCIDENTAL PURPOSES RECORDED MARCH 16, 1989 AS INST. NO. 89–094639, O.R.

(E2) PROPOSED 15' WIDE EASEMENT TO THE CITY OF ONTARIO FOR PUBLIC UTILITY PURPOSES.

(E3) PROPOSED VARIABLE WIDTH EASEMENT TO THE CITY OF ONTARIO FOR SIDEWALK PURPOSES.

(E4) EXISTING 11' WIDE PUBLIC UTILITIES AND SIDEWALK EASEMENT TO THE CITY OF ONTARIO RECORDED 8/3/2000 AS DOCUMENT NO. 20000280655, O.R.

(E5) EXISTING 40' WIDE EASEMENT FOR VEHICULAR INGRESS AND EGRESS IN FAVOR OF ADAYA ASSET SLOVER AVENUE, LP, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED 9/25/2001 AS DOCUMENT NO. 20010434238, OF OFFICIAL RECORDS.

LEGEND

—℄— CENTERLINE

——--—— RIGHT OF WAY/PROPERTY LINE AS LABELED.

- — — - EASEMENT LINE

▨ CITY OF ONTARIO EASEMENT FOR RECYCLED WATER AND PUBLIC UTILITY PURPOSES AS DESCRIBED IN A DOCUMENT RECORDED JANUARY 18, 2023 AS DOCUMENT NUMBER 2023–0012683 OF OFFICIAL RECORDS, TO BE VACATED.

APN ASSESSOR PARCEL NUMBER
COR. CORNER
INST. INSTRUMENT
NO. NUMBER
O.R. OFFICIAL RECORD
PAR. PARCEL
P.M.B. PARCEL MAP BOOK
POC POINT OF COMMENCEMENT
PL PROPERTY LINE
R/W RIGHT OF WAY
S.F. SQUARE FEET
SW SOUTHWEST
TPOB TRUE POINT OF BEGINNING
(E#) EASEMENT, SEE SHEET 3.

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2281 S. HAVEN AVENUE			
SCALE:	N/A	DATE:	12/18/23
BY:	JEK	JOB NO.:	531.00

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Jaime Maciel-Carrera Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: **A RESOLUTION AUTHORIZING SUBMITTAL OF A CLAIM TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR THE 2023 TRANSPORTATION DEVELOPMENT ACT, ARTICLE 3 FUNDS FOR THE BUS STOP BOARDING PAD INSTALLATION PROJECT**

RECOMMENDATION: That the City Council adopt a Resolution approving the submittal of a claim for $32,835 to the San Bernardino County Transportation Authority (SBCTA) for the 2023 Transportation Development Act (TDA) Article 3 Funds for the Bus Stop Boarding Pad Installation Project and authorize the City Manager, or his designee, to execute all necessary documents to submit a reimbursement claim.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The City is eligible to receive a reimbursement in the amount of $32,835 through the SBCTA from the 2023 TDA Article 3 Funds for the Bus Stop Boarding Pad Installation Project. The grant will be included in the Proposed Fiscal Year 2024-25 Budget. There is no fiscal impact to the General Fund.

BACKGROUND & ANALYSIS: The City and Omnitrans, a regional public transit agency, elected to partner on a potential project for the 2023 Transportation Development Act (TDA) Article 3 Call for Projects intended for the improvement of bicycle and pedestrian facilities. Based on coordination with Omnitrans, the City submitted an application to install bus stop boarding pads at 1) Riverside Drive and Mill Creek Avenue; 2) Inland Empire Boulevard and Ferrari Lane; and 3) Vineyard Avenue and Walnut Street. The City has applied for and utilized TDA Article 3 project funds in the past for similar project improvements. An evaluation panel comprised of representatives from SBCTA, Western Riverside Council of Governments (WRCOG), and Riverside County Transportation Commission (RCTC) scored the potential projects.

City Staff was informed of the award, based on evaluation results on October 11, 2023. SBCTA requires that within 6 months of funding award notification, that a submittal of a claim form and an authorizing Resolution be completed. Upon approval, Staff will submit the claim form and Resolution.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING SUBMITTAL OF A CLAIM TO THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR TRANSPORTATION DEVELOPMENT ACT ARTICLE 3 FUNDS FOR THE BUS STOP BOARDING PAD INSTALLATION PROJECT.

WHEREAS, Mills-Alquist-Deddeh Act (SB 325) was enacted by the California Legislature to improve existing public transportation services and encourage regional transportation coordination. Known as the Transportation Development Act (TDA) of 1971, this law provides funding to be allocated to transit and non-transit related purposes that comply with regional transportation plans; and

WHEREAS, TDA provides two funding sources, the Local Transportation Fund (LTF) and State Transit Assistance fund (STA); and

WHEREAS, LTF is derived from a ¼ cent of the general sales tax collected statewide and apportioned by population to areas within the county; and

WHEREAS, STA is derived from the statewide sales tax on diesel fuel, plus an additional vehicle registration fee authorized under Senate Bill 1, referred to as the State of Good Repair, and both are apportioned by the State Controller's Office 50% by population and 50% by transit operator revenues; and

WHEREAS, the San Bernardino County Transportation Authority (SBCTA) authorizes funding for a wide variety of transportation programs in San Bernardino County, including planning and program activities, pedestrian and bicycle facilities, community transit services, public transportation, and bus and rail projects to local transportation agencies through annual apportionment and allocation processes, and approves payments periodically throughout the year; and

WHEREAS, SBCTA awarded the City of Ontario TDA Article 3 grant funds in the amount of $32,835 for development of the Bus Stop Boarding Pad Installation Project within the City of Ontario jurisdiction through a competitive "Call for Projects"; and

WHEREAS, TDA Article 3 grant funds are provided on a reimbursement basis; and

WHEREAS, SBCTA requires the City of Ontario to submit a claim and request(s) for reimbursement; and

WHEREAS, submittal of the claim for TDA Article 3 funds must be first authorized by the City Manager; and

WHEREAS, the Bus Stop Boarding Pad Installation Project award is over $200,000, and is eligible for progress reimbursement, or under, and eligible for reimbursement at project completion; and

WHEREAS, SBCTA requires the designation of individuals authorized to certify Project completion; and

WHEREAS, the City Manager, or their designee, is authorized to certify project completion.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ontario, California, authorizes submittal of a claim and request for reimbursement(s) for TDA Article 3 funds for the Bus Stop Boarding Pad Installation Project in the amount of $32,835 and that the City Manager is authorized to certify project completion.

BE IT FURTHER RESOLVED that the City Manager, or his designee, is hereby authorized and empowered to execute in the name of the City of Ontario all documents, including but not limited to applications, agreements, annual reports including expenditure reports and amendments necessary to secure said reimbursement claim payments to support our TDA Article 3 Funds for the Bus Stop Boarding Pad Installation Project.

BE IT FURTHER RESOLVED that this authorization is effective until rescinded by the signature authority or this Governing Body.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Antonio Alejos Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Raymond Lee, Khoi Do Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20452 LOCATED ON THE WEST SIDE OF HAVEN AVENUE, APPROXIMATELY 600 FEET NORTH OF CHINO AVENUE**

RECOMMENDATION: That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Tract Map No. 20452 located on the west side of Haven Avenue, approximately 600 feet north of Chino Avenue.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

FISCAL IMPACT: There is not a direct fiscal impact associated with this action. All public infrastructure improvements required for this project will be constructed by the Developer at its sole cost.

BACKGROUND & ANALYSIS: Final Tract Map No. 20452, consisting of 111 numbered lots and 32 lettered lots on approximately 20 acres of land, as shown on Exhibit A, has been submitted by the Developer, Landsea Homes of California, LLC. Tentative Tract Map No. 20452 was approved by the Planning Commission on June 27, 2023.

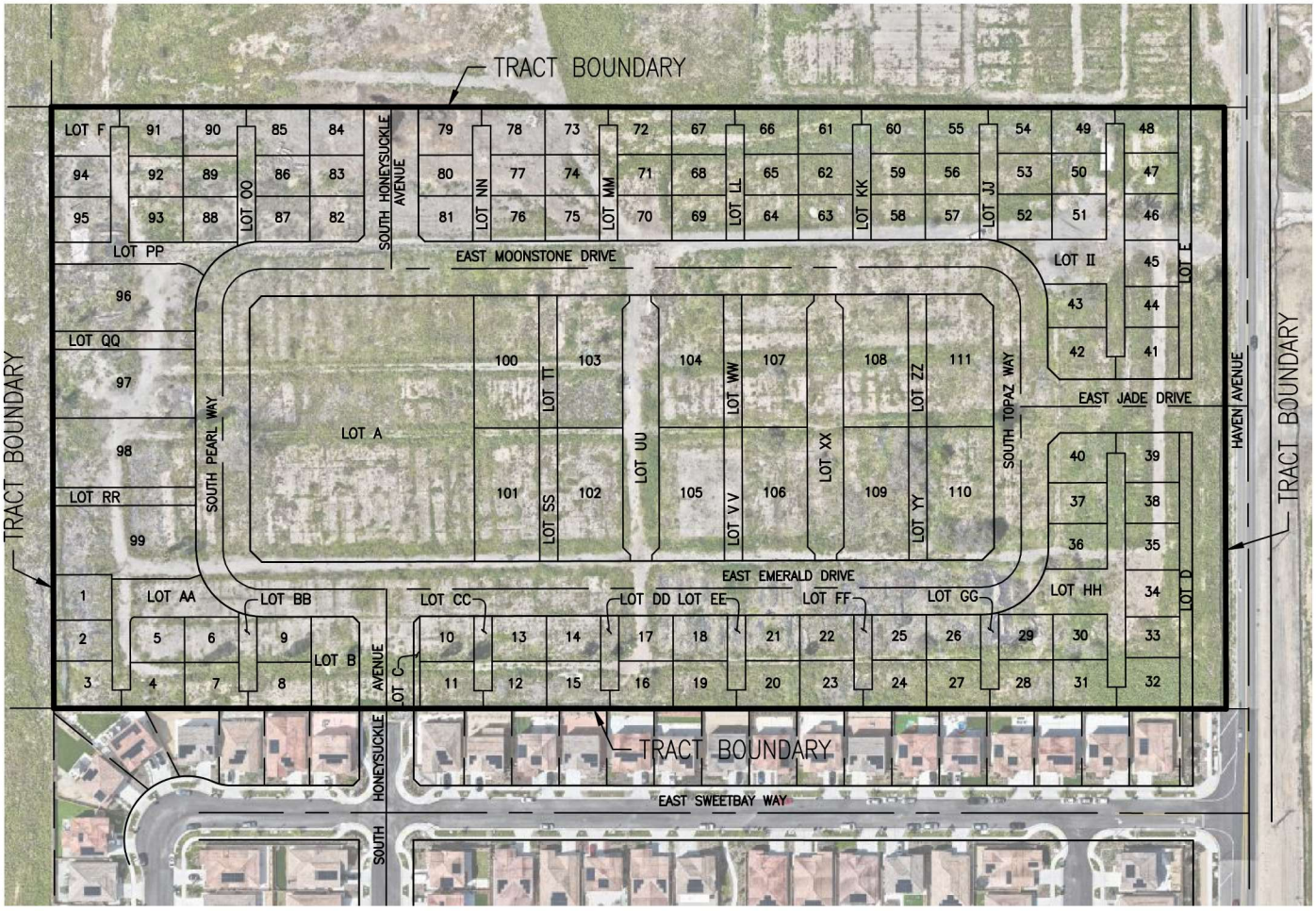
Improvements will include streets, storm drain, domestic water main, recycled water main, sewer main, fiber optic conduits, streetlights, and parkway landscaping with irrigation. All landscape improvements will be consistent with current City approved drought measures.

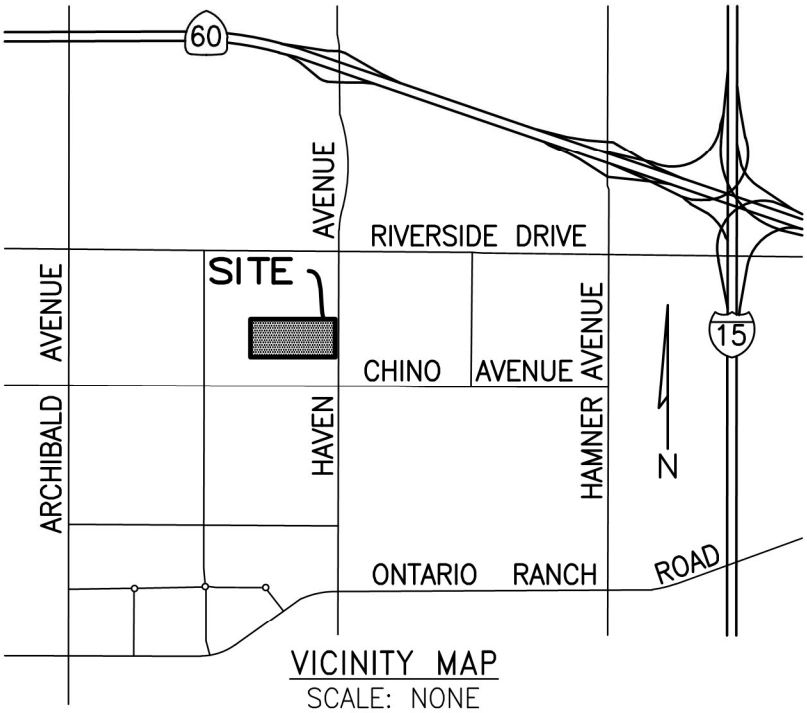
The Developer has entered into an Improvement Agreement with the City for Final Tract Map No. 20452 and has posted adequate security to ensure the construction of the required improvements.

This project meets all conditions of the Ontario Municipal Code and has been reviewed and approved by the City Engineer.

EXHIBIT A

TM 20452
LANDSEA HOMES





VICINITY MAP
SCALE: NONE

SCALE: 1" = 200'

P:\R\RLCO-002\DWG\SHEETS_EH\EH-TM20452-OVERVIEW.DWG

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20452 LOCATED ON THE WEST SIDE OF HAVEN AVENUE, APPROXIMATELY 600 FEET NORTH OF CHINO AVENUE.

WHEREAS, Tentative Tract Map No. 20452 submitted for approval by HCW Lathrop Investors, LLC and JH Bray, LLC, was approved by the Planning Commission of the City of Ontario on June 27, 2023; and

WHEREAS, Tentative Tract Map No. 20452 consists of 111 numbered lots and 32 lettered lots, in the City of Ontario, County of San Bernardino, State of California, being a portion of the North half of the Southeast quarter of the Northeast quarter of Section 11, Township 2 South, Range 7 West, San Bernardino Base and Meridian; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Tract Map No. 20452, Landsea Homes of California LLC, a Delaware Limited Liability Company has offered the Improvement Agreement together with good and sufficient improvement security, in conformance with the City Attorney's approved format, for approval and execution by the City; and

WHEREAS, the requirement for the preparation of Covenants, Conditions and Restriction (CC&R's), approved by the City Attorney's Office, to ensure the right to mutual ingress and egress and continued maintenance of common facilities by the commonly affected property owners has been deferred to a date that coincides with the recordation of the subject Tract Map; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California, as follows:

1. That said Improvement Agreement be, and the same is, approved and the City Manager is authorized to execute same on behalf of said City, and the City Clerk is authorized to attest thereto; and

2. That said Improvement Security is accepted as good and sufficient, subject to approval as to form and content thereof by the City Attorney.

3. That Final Tract Map No. 20452 be approved and that the City Clerk be authorized to execute the statement thereon on behalf of said City.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KREIGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

City of Ontario
303 East "B" Street
Ontario, CA 91764
Attn: City Engineer

(Exempt from Filing Fees – Government Code § 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT

FOR COMPLETION OF PUBLIC IMPROVEMENTS

TRACT MAP NO. 20452

between

THE CITY OF ONTARIO

a California municipal corporation

and

Landsea Homes of California, LLC

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

TRACT MAP NO. 20452

I. PARTIES AND DATE

This Subdivision Improvement Agreement for the Completion of Public Improvements ("Agreement") is entered into as of this ____ day of _____, 20__, by and between the City of Ontario, a California municipal corporation ("City") and Landsea Homes of California, LLC a Delaware corporation, with its principal office located at 7525 Irvine Center Drive Suite 200, Irvine, CA 92618 ("Developer"). City and Developer are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

II. RECITALS

A. Developer's tentative tract map for real property located within City, a legal description of which is attached hereto as Exhibit "A" ("Property"), was conditionally approved by the Ontario PC23-051 on June 27, 2023. The tentative tract map is identified in City records as Tract Map No. 20452 ("Map").

B. Developer has not completed all of the work or made all of the public improvements required by the City's Municipal Code, the Subdivision Map Act (California Government Code section 66410, *et seq.*) ("Map Act"), the conditions of approval for the Map, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

C. Pursuant to the City's Municipal Code and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the public improvements and the furnishing of the security therefor, acceptable to the City Engineer and City Attorney, for the Map.

D. Developer's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final Map for the Property.

III. TERMS

1.0 Effectiveness. This Agreement shall not be effective unless and until all four of the following conditions are satisfied: (a) Developer provides City with security of the type and in the amounts required by this Agreement; (b) Developer executes and records this Agreement in the Recorder's Office of the County of San Bernardino; (c) the approving body per the Ontario Development Code approves the final map for the Property; and (d) Developer records the final map for the Property in the Recorder's Office of the County of San Bernardino. If any of the above described conditions are not satisfied, this Agreement shall automatically terminate without need of further action by either City or Developer, and Developer may not thereafter record the final map for the Property.

1.1 Definitions. For purposes of enforcing this Agreement, the term "City" shall include, but shall not be limited to, City Council, Public Works Director, City Engineer, Community Development Director, Building Official, or any of their authorized representatives. City shall have the sole and absolute discretion to determine which public body, public official, or public employee may act on behalf of City for any particular purpose.

2.0 Public Improvements. Developer shall construct or have constructed at its own cost, expense, and liability all improvements required by City as part of the approval of the Map, including, but not limited to, all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, waters, and all other required facilities as shown in detail on the plans, profiles, and specifications which have been prepared by or on behalf of Developer for the Map ("Public Improvements"). The Public Improvements are more specifically described in Exhibit "B," which is attached hereto and incorporated herein by this reference. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. Developer shall be responsible for the replacement, relocation, or removal of any component of any utility system or public improvement in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such utility system or public improvement. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 Prior Partial Construction of Public Improvements. Where construction of any Public Improvements has been partially completed prior to the execution of this Agreement, Developer agrees to complete such Public Improvements or assure their completion in accordance with this Agreement.

2.2 Permits; Notices; Utility Statements. Prior to commencing any work, Developer shall, at its sole cost, expense, and liability, obtain all necessary permits and licenses and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or license issued to Developer. Prior to commencing any work, Developer shall file a written statement with the City Clerk and the City Engineer, signed by Developer and each utility that will provide utility service to the Property, attesting that Developer has made all deposits legally required by the utility for the extension and provision of utility service to the Property.

2.3 Pre-approval of Plans and Specifications. Developer is prohibited from commencing work on any Public Improvement until all plans, specifications, estimates, and bonds for such Public Improvement have been submitted to and approved by the City Engineer, or his/her authorized designee. Approval by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform with all other requirements and standards set forth in this Agreement.

2.4 Quality of Work; Compliance With Laws and Codes. The construction plans and specifications for the Public Improvements shall be prepared in accordance with all

applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, conditions, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 Standard of Performance. Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications, and approvals shall be maintained throughout the term of this Agreement.

2.6 Alterations to Improvements. The Public Improvements in Exhibit "B" are understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the public interest requires alterations in the Public Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 Superintendence by Developer. Developer shall require each contractor and subcontractor to have a competent foreperson on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing work on the Public Improvements. Before starting work on the Public Improvements, each contractor and subcontractor shall submit in writing the name of the proposed foreperson, who shall be subject to the review and approval of City. Following approval by City, each foreperson shall be present at the work site at all times that any work is in progress and at any time that any employee of the contractor or subcontractor is present at the work site. The Developer shall employ a competent construction manager that is responsible for the entire work. Each contractor or subcontractor shall contractually report to the construction manager, either directly or through a subcontract. The construction manager shall be immediately available by phone during hours when construction is in progress and shall be available in person within two hours when requested by the City. The construction manager shall coordinate the work such that construction and the associated inspection happen in an efficient manner. Should a contractor or subcontractor desire to change its foreperson, it shall provide the information specified above and obtain City's prior written approval. City, in its sole and absolute discretion, may require any contractor or subcontractor to replace its foreperson provided that City gives the contractor or subcontractor at least forty-eight hours written notice.

Developer shall, at all times, enforce strict discipline and good order among its employees and those of its subcontractors and shall not employ any unfit person or anyone not skilled in the

assigned task. If any person employed by, the Developer, a contractor or subcontractor fails or refuses to carry out the directions of the City or appears to the City, in its sole and absolute discretion, to be incompetent or to act in a disorderly or improper manner, such person shall be removed from the project immediately upon request by the City, and such person shall not again be employed on the work. Such removal shall not be the basis for any claim of compensation or damages against the City.

In addition, Developer shall maintain an office with a telephone, and Developer or a person authorized to make decisions and to act on Developer's behalf in Developer's absence shall be available to be on the job within three (3) hours of being called at such office by the City, during the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday, or any other day or time when work is being performed on the Public Improvements. Developer shall also provide City with a telephone number, at which Developer, or its representative, shall be available twenty-four (24) hours a day in the event of an emergency.

3.0 Maintenance of Public Improvements and Landscaping. City shall not be responsible or liable for the maintenance or care of the Public Improvements until City approves and accepts them. City shall exercise no control over the Public Improvements until accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of Developer at all times prior to City's acceptance of the Public Improvements. Developer shall maintain all the Public Improvements in a state of good repair until they are completed by Developer and approved and accepted by City, and until the security for the performance of this Agreement is released.

Maintenance shall include, but shall not be limited to: repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. Developer shall cause the sweeping of streets to occur weekly at a minimum. Developer shall perform additional street sweeping work as necessary depending on construction activities or as required by, and at the direction of, the City Engineer. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance.

3.1 Landscaping and Existing Irrigation Systems. Developer shall plant and maintain parkway trees and landscaping as provided in Section 10-2.07 of the City Municipal Code, and as directed by the Public Facilities Department. The Developer shall also be responsible for the replacement, relocation or removal of any component of any irrigation water system in conflict with the construction or installation of the Public Improvements. Such replacement, relocation or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such water system.

4.0 Construction Schedule. Unless extended pursuant to Section 4.1 of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements within twelve (12) months following approval of the final Map. At least fifteen (15) days prior to the commencement of such work, Developer shall notify the City Engineer in writing of the date fixed by Developer for commencement of the work.

4.1 Extensions. Time is of the essence with regard to this Agreement. The City may, in its sole and absolute discretion, provide Developer with additional time within which to complete the Public Improvements. Requests for extension of time shall be in writing and shall be delivered to City in the manner hereinafter specified for service of notices. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on City. It is understood that by providing the security required by this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer and waive any and all right to notice of such extension(s). Developer's acceptance of an extension of time granted by City shall constitute a waiver by Developer and its surety of all defenses of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder. In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates approved by City, and the sufficiency of the improvement security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 Accrual of Limitations Period. Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Developer has provided the City Engineer with written notice of Developer's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5.0 Grading. Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of the Property shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements including, without limitation, City's grading regulations, the National Pollutant Discharge Elimination Systems (NPDES), and stormwater regulations thereunder as administered by the State Water Resources Control Board and Regional Water Quality Control Boards. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in this Agreement. Developer further agrees that the indemnification as set forth in this Agreement shall extend to and include any and all grading contemplated by this Agreement, including but not limited to, any partial or rough grading work.

6.0 Encroachment Permit. Developer shall obtain any necessary encroachment permits from the office of the City Engineer prior to start of any work within the public rights-of-way, and the Developer shall conduct such work in full compliance with the regulations and other requirements contained therein. The Developer shall be responsible for the removal of all loose rock and other debris from the public rights-of-way resulting from work done on adjacent property

or within said rights-of-way. Work done within existing public rights-of-way shall be diligently pursued to completion with minimal obstruction or inconvenience to the public and pursuant to the terms of the encroachment permit and any applicable federal, state or local laws, rules or regulations. The City shall have the right to complete any and all work in the event of unjustified delay in completion, and to recover all costs and expenses incurred from the Developer or its surety by any lawful means. Non-compliance with the terms of the encroachment permit or any applicable federal, state or local laws, rules or regulations may result in the City's cessation of the work and assessment of any applicable penalties or other remedies. Prior to, and as a condition precedent to, the issuance of any required encroachment permit(s), Developer shall provide to the City evidence satisfactory to the City of: (1) the certificate(s), endorsement(s), or policy(ies) of insurance as required by this Agreement; and (2) any and all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the work.

7.0 Utilities. Developer shall assume all costs for and shall provide utility services, including water, power, gas, and telephone service to serve each parcel, lot, or unit of land within the Property in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the regulations, schedules, and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also provide cable television facilities to serve each parcel, lot, or unit of land in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground, unless otherwise approved by the City Council or the Planning Commission of the City, or by any other state or federal laws or regulations.

8.0 Fees and Charges. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the Public Improvements. These fees must be paid in full prior to approval of the final map and improvement plans. The fees referred to above are not necessarily the only City fees, charges, or other costs that have been or will be imposed on the subdivision and its development, and this Agreement shall in no way exonerate or relieve Developer from paying such other applicable fees, charges, and/or costs.

9.0 City Inspection of Public Improvements. Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur.

10.0 Acceptance of Improvements; As-Built or Record Drawings. If the Public Improvements are properly completed by Developer and approved by the City Engineer, and if they comply with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements, the City Council shall be authorized to accept the Public Improvements. The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement. Upon the total or partial

acceptance of the Public Improvements by City, the City Clerk shall file with the Recorder's Office of the County of San Bernardino, a notice of completion for the accepted Public Improvements in accordance with California Civil Code Section 9204, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefor. Title to and ownership of the Public Improvements constructed under this Agreement shall vest absolutely in City upon completion and acceptance in writing of such Public Improvements by City. Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements. Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11.0 Default; Notice; Remedies.

11.1 Notice. If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation ("Notice"). Developer shall substantially commence the work required to remedy the default or violation within ten (10) days of the Notice. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the Notice verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the Notice, Developer and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs and expenses.

11.2 Failure to Remedy; City Action. If the work required to remedy the noticed default or violation is not diligently prosecuted to a completion acceptable to City within the time frame contained in the Notice, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any, or none, of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Developer or its surety the full cost and expense incurred.

11.3 Notice of Violation; Stop Work Order. If City determines that there is a violation of applicable federal, state or local laws, ordinances, regulations or other requirements, or the terms and conditions of this Agreement, the City and/or City Engineer may issue a Notice of Violation and Demand for Compliance and/or a Stop Work Order. The City may declare the Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation. Developer shall comply with the Notice of Violation and/or Stop Work Order and shall substantially commence the work required to remedy the default or violation with the time specified in the Notice of Violation. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City and/or City Engineer may provide the Notice of Violation verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof.

11.4 Other Remedies. No action by City pursuant to this Section of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

11.5 Administrative Costs. If Developer fails to construct and install all or any part of the Public Improvements within the time required by this Agreement, or if Developer fails to comply with any other obligation contained herein, Developer and its surety shall be jointly and severally liable to City for all administrative expenses, fees, and costs, including reasonable attorney's fees and costs, incurred in obtaining compliance with this Agreement or in processing any legal action or for any other remedies permitted by law.

12.0 Warranty and Guarantee. Developer hereby warrants and guarantees all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City ("Warranty"). During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement following expiration of the Warranty or any extension thereof. Developer's warranty obligation under this section shall survive the expiration or termination of this Agreement.

13.0 Security.

13.1 Prior to execution of this Agreement, Developer shall provide City with sufficient security in the amounts and under the terms set forth below ("Security"). Nothing in this Section is intended to prevent City, in its sole discretion, from requiring Developer to submit, or prevent Developer from submitting, security in a form other than bonds that may be allowed under California Government Code Section 66499, et seq. and the City's Municipal Code, and acceptable to City. The amount of the Security shall be based on the City Engineer's approximation of the actual cost to construct the Public Improvements, including the replacement cost for all public landscaping ("Estimated Costs"). If City determines, in its sole and absolute discretion, that the Estimated Costs have changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance with this Section shall in no way limit or modify Developer's indemnification obligation under this Agreement. Security shall be on forms approved by the City for the purposes and amounts as follows:

13.1.1 Performance Bond. To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Developer is in default as set forth in this Agreement, and to secure Developer's one-year guarantee and warranty of the Public Improvements, including the maintenance of all landscaping in a vigorous and thriving condition, Developer shall provide City security in the amount of **THREE MILLION TWO HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED FORTY NINE DOLLARS AND SEVENTY SEVEN CENTS ($3,273,149.77)**, which sum shall be not less than one hundred percent (100%) of the Estimated Costs (Bonds attached in Exhibit "C" and Engineering Cost Estimate attached in Exhibit "B"). The City may, in its sole and absolute discretion, partially release a portion or portions of the security provided under this section as the Public Improvements are accepted by City, as provided herein, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map, and the total remaining security is not less than twenty-five percent (25%) of the Estimated Costs. All security provided under this section shall be released at the end of the Warranty period (as defined above), or any extension thereof as provided in this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map.

13.1.2 Labor & Material Bond. To secure payment to the contractor and subcontractors, laborers, material men and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City security in the amount of **THREE MILLION TWO HUNDRED SEVENTY THREE THOUSAND ONE HUNDRED FORTY NINE DOLLARS AND SEVETY SEVEN CENTS ($3,273,149.77)**, which sum shall not be less than one hundred percent (100%) of the Estimated Costs (Bonds attached in Exhibit "C" and Engineering Cost Estimate attached in Exhibit "B").. The security provided under this subsection may be released by written authorization of the City Engineer after one (1) year or within the time limits established in California Government Code section 66499.7 from the date City accepts the final Public Improvements at the discretion of City. The amount of such security shall be reduced by the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims.

13.1.3 Monument Security. To guarantee payment by the Developer to the engineer or surveyor whose certificate appears on the final map for the setting of all subdivision boundaries, lot corners and street centerline monuments, as well as the furnishing of all centerline tie notes to the City, prior to the City's execution of this Agreement, Developer shall deposit cash with the City in the amount of **TWO THOUSAND DOLLARS ($2,000)**. Said cash deposit may be released after receipt by the City of the centerline tie notes and written acknowledgment of payment in full from the engineer or surveyor.

13.1.4 Warranty Bond. To provide in the amount of ten percent (10%) of the Estimated Costs of the Work to guarantee and warrant the Work, for a period of one year following its completion and acceptance, against any defective work or labor done, or defective materials furnished, as required by California Government Code Section 66499.3(d). Any unused portion of the guarantee and warranty security shall be released one year after acceptance of the required improvements by the City Council.

13.2 Bond/Surety Requirements. The surety for any surety bonds provided as Security shall have a current A.M. Best rating of no less than A:VIII, shall be authorized to do business in the State of California, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorneys' fees and costs, incurred by City in enforcing the obligations of this Agreement. Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

13.3 Evidence and Incorporation of Security. Evidence of the Security shall be provided on the forms set forth in Exhibit "C," unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

14.0 Lien. To secure the timely performance of Developer's obligations under this Agreement, including those obligations for which security has been provided pursuant to this Agreement, Developer hereby creates in favor of City a lien against all portions of the Property not dedicated to City or some other governmental agency for a public purpose. As to Developer's default on those obligations for which security has been provided pursuant to this Agreement, City shall first attempt to collect against such security prior to exercising its rights as a contract lienholder under this Section.

15.0 Indemnification. Developer shall defend (with counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless City, its elected officials, officers, employees, agents, and volunteers from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This

indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify shall survive the expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, officers, employees, agents, or volunteers.

16.0 Insurance.

16.1 Time for Compliance. Developer shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Developer shall not allow any contractor to commence work on any contract until it has provided evidence satisfactory to the City that the contractor has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

16.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Developer, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Developer agrees to amend, supplement or endorse the policies to do so.

16.2.1 Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

16.2.2 Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

16.2.3 Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

16.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Developer shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

16.3.1 Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Developer; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Developer shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

16.3.2 Automobile Liability: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

16.3.3 Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

16.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

16.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Developer or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Developer hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its contractors.

16.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

16.7 Evidence of Insurance. The Developer, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Developer shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

16.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

16.9 Enforcement of Agreement Provisions (non estoppel). Developer acknowledges and agrees that actual or alleged failure on the part of the City to inform Developer of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

16.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

16.11 Additional Insurance Provisions

16.11.1 The foregoing requirements as to the types and limits of insurance coverage to be maintained by Developer, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Developer pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

16.11.2 If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Developer.

16.11.3 The City may require the Developer to provide complete copies of all insurance policies in effect for the duration of the Project.

16.11.4 Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

16.11.5 The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Developer from liability in excess of such coverage, nor shall it limit the Developer's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

16.11.6 Developer shall report to the City, in addition to Developer's insurer, any and all insurance claims submitted by Developer in connection with this Agreement.

17.0 Signs and Advertising. Developer understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures. Developer hereby agrees with and consents to the removal by City of all signs or other advertising structures erected, placed, or situated in violation of any City ordinance, regulation, or other requirement. Removal shall be at the expense of Developer. Developer shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

18.0 Relationship Between the Parties. The Parties hereby mutually agree that neither this Agreement, any map related to the Property, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer, its contractors, or its subcontractors an agent, contractor or subcontractor of City.

19.0 General Provisions.

19.1 Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

19.2 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

19.3 Construction; References; Captions. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and contractors and subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

19.4 Notices. All notices to be given hereunder shall be in writing and may be made either by personal delivery or by registered or certified mail, postage prepaid, return receipt requested. Mailed notices shall be addressed to the parties at the addresses listed below, but each party may change the address by written notice in accordance with this Section. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of two (2) days after mailing.

CITY:
City of Ontario
Engineering Department
303 East "B" Street
Ontario, CA 91764
Attn: City Engineer

DEVELOPER:
LANDSEA HOMES OF CALIFORNIA
7525 IRVINE CENTER DRIVE STE 200
IRVINE, CA 92618
Attn: SHANNON WHITTAKER

19.5 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

19.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements, either written or oral, express or implied. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

19.7 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties, and shall not be assigned by the Developer without the prior written consent of the City.

19.8 Waiver. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional. Developer agrees to waive, as a defense, counterclaim or set off, any and all defects, irregularities or deficiencies in the authorization, execution or performance of the Public Improvements or this Agreement, as well as the laws, rules, regulations, ordinances or resolutions of City with regards to the authorization, execution, or performance of the Public Improvements or this Agreement.

19.9 Assignment or Transfer of Agreement. Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecate, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement. In the event that City consents in writing to such an assignment, any assignee, hypothecate, or transferee shall expressly assume Developer's

obligations hereunder by a written agreement in a form, and containing such security, as is reasonably acceptable to City.

The agreement, hypothecation, or transfer shall be to the satisfaction of the City Attorney and shall include provisions requiring the assignee to post bonds or submit another form of financial security, satisfactory to City and approved by the City Attorney, to guarantee construction of the Public Improvements. The agreement shall survive the recordation of the Final Map and shall be recorded against each of the proposed lots to inform successors and assigns of the required Public Improvements to be constructed and their time frame for construction.

Following any permitted assignment, hypothecation, or transfer of the Public Improvements as set forth in this Section, City shall release Developer from its obligations so assigned and shall release to Developer any bonds or other security posted to secure the Public Improvements so assigned; provided, however, that City shall not release any security or undertakings given to secure the performance of any of the Public Improvements not assigned, hypothecated, or transferred.

19.10 Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This Section shall not be construed as an authorization for any Party to assign any right or obligation.

19.11 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

19.12 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

19.13 Consent to Jurisdiction and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of San Bernardino, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

19.14 Attorneys' Fees and Costs. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all costs and expenses incurred by the prevailing party, including actual attorneys' fees ("Costs"). Any judgment, order, or award entered in such legal

action or proceeding shall contain a specific provision providing for the recovery of Costs. This Section shall survive the termination or expiration of this Agreement.

19.15 Acquisition and Dedication of Easements or Rights-of-Way. If any of the Public Improvements required by this Agreement are to be constructed on land not within the subdivision or an already-existing public right-of-way, no construction or installation shall be commenced before:

19.15.1 The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements, or other interests in real property, and appropriate authorization from the property owner to allow construction or installation of the Public Improvements or work; or

19.15.2 The issuance of an order of possession by a court of competent jurisdiction pursuant to California's Eminent Domain Law. Developer shall comply in all respects with any such order of possession.

Nothing in this paragraph shall be construed as authorizing or granting an extension of time to Developer for completion of the Public Improvements.

19.16 Prevailing Wages. Developer has been alerted to the requirements of California Labor Code sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements if it is determined that this Agreement constitutes a public works contract. It shall be the sole responsibility of Developer to determine whether to pay prevailing wages for any or all work required by this Agreement. As a material part of this Agreement, Developer agrees to assume all risk of liability arising from any decision not to pay prevailing wages for work required by this Agreement.

19.17 Counterparts. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

CITY OF ONTARIO

By: _____
Scott Ochoa, City Manager

Landsea Homes of California, LLC

By: Shannon Whittaker
Signature

Shannon Whittaker
Print Name

Assist. Vice President
Title

ATTEST:

By: _____
Sheila Mautz, City Clerk

By: _____
Signature

_____
Print Name

_____
Title

APPROVED AS TO FORM:

By: _____
Best Best & Krieger, City Attorney

NOTE: DEVELOPER'S AND SURETY'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO DEVELOPER'S BUSINESS ENTITY.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On FEBRUARY 15, 2024 before me, TERRI L. PILIGIAN, Notary Public, personally appeared SHANNON WHITTAKER, 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.

TERRI L. PILIGIAN
Notary Public - California
Orange County
Commission # 2437606
My Comm. Expires Feb 9, 2027

Signature: Terri L. Piligian (seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

TRACT NO. 20452

Real property in the City of Ontario, County of San Bernardino, State of California, described as follows:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER GOVERNMENT SURVEY.

SAVING AND EXCEPTING THEREFROM ALL STATE AND COUNTY HIGHWAYS.

APN: 0218-151-10-0-000

EXHIBIT "B"

LIST OF PUBLIC IMPROVEMENTS

TRACT NO. 20452

Developer shall perform all work and furnish all materials necessary, in the opinion of the City Engineer and on his/her order, to complete the following Public Improvements in accordance with the plans and specifications on file with City or with any changes required or ordered by the City Engineer which, in his/her opinion, are necessary or required to complete this work.

Developer is required to perform the following Public Improvements under this Agreement:

[ENGINEERING COST ESTIMATE ATTACHED BEHIND THIS PAGE]

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Project Cost Estimate
for In-Tract Improvements
(BONDING PURPOSES ONLY)

Date 1/16/2024
Project Number TM-20452 In-Tract
Location W/O Haven Av, Approx. 700' N/O Chino Av
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

Attached project estimate prepared by (or under the direction of)

Signature of Registered Civil Engineer

RCE No. 80705 Exp. Date: 3/31/25

REGISTERED PROFESSIONAL ENGINEER
DANE P. MCDOUGALL
C 80705
CIVIL
STATE OF CALIFORNIA

Civil Engineer Stamp

Recommended by HARRIS
for APPROVAL by City
By: _____
02/07/2024

Approved By: _____
Date: _____

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way
For Encroachment Permit Fee Calculation

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

A.	STREET	Sub-Total	$251,144.48
B.	WATER	Sub-Total	$568,677.53
C.	RECYCLED WATER	Sub-Total	$25,316.83
D.	SEWER	Sub-Total	$554,546.61
E.	STORM DRAIN	Sub-Total	$476,854.12
F.	FIBER OPTIC	Sub-Total	$90,621.80
	TOTAL ESTIMATED CONSTRUCTION COST		$1,967,161.37

Construction Inspection Fee **$83,571.64**
(Exc. Landscape & Utility Poles Sections)
(Inc. $164 Inspection Base Fee)

Refundable Cash Deposit
(Collect only if security not posted with Final Map)
= **$1,967,161.37**

$500.00 Min

PERMIT FEE **$116.00**

TRAFFIC CONTROL PERMIT FEE **$103.00**

ENCROACHMENT PERMIT FEE TOTAL **$2,050,952.02**

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Plan Check Fee Calculation

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDoug
Contact Phone No. (949) 916-3800

A.	STREET (Exc. Utility Poles Section)	Sub-Total	**$251,144.48**
B.	WATER	Sub-Total	**$568,677.53**
C.	RECYCLED WATER	Sub-Total	**$25,316.83**
D.	SEWER	Sub-Total	**$554,546.61**
E.	STORM DRAIN	Sub-Total	**$476,854.12**
F.	FIBER OPTIC	Sub-Total	**$90,621.80**
G.	LANDSCAPING (Inc. Neighborhood Edge and Median)	Sub-Total	

TOTAL ESTIMATED CONSTRUCTION COST **$1,967,161.37**
(A+B+C+D+E+F+G)

Plan Check Fee **$71,211.24**

For Office Use Only

TOTAL ESTIMATED CONSTRUCTION COST **$1,876,539.57**
(A+B+C+D+E)

Plan Check Fee **$67,930.73**

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Security (i.e. Bond) Amount

(For Subdivision Maps Only)

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

A.	STREET	Sub-Total	**$341,766.28**
B.	WATER	Sub-Total	**$568,677.53**
C.	RECYCLED WATER	Sub-Total	**$25,316.83**
D.	SEWER	Sub-Total	**$554,546.61**
E.	STORM DRAIN	Sub-Total	**$476,854.12**

CONTINGENCY FOR UNSIGNED PLANS (10%)	**$196,716.14**
TOTAL SECURITY (i.e. BOND) ESTIMATE AMOUNT	**$2,163,877.51**

SECURITY (BOND) AMOUNTS

Performance Bond (100% of estimated cost)	**$2,163,877.51**
Labor and Material Bond (100% of estimated cost)	**$2,163,877.51**
Maintenance Bond* (10% of Performance Bond)	$216,387.75
Monumentation Cash Deposit** (No. of Monmuments to set:)	**$1,000.00**

* To be provided prior to release of Performance Bond

**To be provided if monumentation is not completed by the time of Final (Parcel) Map approval

ENGINEERING DEPARTMENT

Date 1/16/2024

Project Number _____

		Total Length in feet to be constructed
A.	WATER MAIN	4168
B.	SEWER MAIN	3684
C.	STORM DRAIN MAIN	3095
D.	RECYCLED WATER	104
E.	FIBER OPTIC	5711

* To be provided to the Fiscal Services Department

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate Form
Street Improvements

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
PAVING *A.C. PAVEMENT ($0.39/IN/S.F. A.C. & $0.19/IN/S.F. CAB)				
A.C. UP TO 6" THICKNESS		S.F.	$2.34	
CRUSHED AGREGGATE BASE UP TO 8" THICKNESS		S.F.	$1.52	
A.C. PAVEMENT		S.F.	$3.15	
8 INCHES AC OVER 10 INCHES CAB		S.F.	$5.02	
A.C. BERM		L.F.	$13.00	
2" GRIND UP TO 5' IN WIDTH		L.F.	$2.00	
SAWCUT		L.F.	$3.50	
IMPORT FILL (INCLUDING COMPACTION)		C.Y.	$25.00	
PREPARATION OF SUBGRADE		S.F.	$0.50	
A.C. PAVEMENT REMOVAL		S.F.	$3.50	
SLURRY SEAL (RPM TYPE II)		S.F.	$0.17	
TRENCH BACKFILL AND COMPACTION		S.F.	$3.50	
CONCRETE				
CURB & GUTTER		L.F.	$15.00	
P.C.C. CURB ONLY		L.F.	$12.00	
CROSS GUTTER/SPANDREL		S.F.	$7.00	
SIDEWALK		S.F.	$4.75	
WHEELCHAIR RAMP		EA.	$2,200.00	
TRAFFIC ISLAND		S.F.	$9.50	
CONCRETE PAVEMENT (PCC - REINFORCED, UP TO 10" THICKNESS)		S.F.	$7.80	
10% Contingency				
Street Improvements Sub-Total				

Construction Cost Estimate Form

Street Improvements

DRIVE APPROACHES				
RESIDENTIAL		S.F.	$6.50	
COMMERCIAL		S.F.	$8.50	
REMOVAL				
REMOVAL OF CONCRETE		S.F.	$3.50	
REMOVAL OF BERM, A.C. OR P.C.C.		L.F.	$6.50	
ADJUSTMENT TO GRADE				
MANHOLE		EA.	$600.00	
WATER VALVE		EA.	$325.00	
CLEANOUT		EA.	$265.00	
DRAINAGE				
PARKWAY DRAIN		EA.	$1,800.00	
SIGNS				
REFLECTOR SIGN AND POST	88	EA.	$175.00	$15,400.00
STREET NAME SIGN	10	EA.	$475.00	$4,750.00
TRAFFIC SIGN AND POST	1	EA.	$300.00	$300.00
LIGHTING				
STREET LIGHT - 70, 100 WATT (INCLUDING CONDUIT & PULL BOXES)		EA.	$6,200.00	
- 150, 250 WATT (INCLUDING CONDUIT & PULL BOXES)	29	EA.	$6,500.00	$188,500.00
STREET LIGHT SERVICE PEDESTAL	1	EA.	$4,100.00	$4,100.00
STREET LIGHT SERVICE DUAL PEDESTAL		EA.	$5,900.00	
STRIPING				
SIGNING & STRIPING LOCAL STREET	147	L.F.	$4.50	$661.50
SIGNING & STRIPING COLLECTOR STREET		L.F.	$8.75	
SIGNING & STRIPING ARTERIAL STREET		L.F.	$12.75	
PAINTED LEGEND		EA.	$80.00	
THERMOPLASTIC LEGEND	1	EA.	$165.00	$165.00
			10% Contingency	$21,387.65
			Street Improvements Sub-Total	$235,264.15

Construction Cost Estimate Form

Street Improvements

TRAFFIC SIGNALS				
NEW TRAFFIC SIGNAL		EA.	$355,600.00	
MODIFY EXISTING SIGNAL (STREET WIDENING, PER CORNER)		EA.	$88,900.00	
REMOVE EXISTING SIGNAL		EA.	$25,000.00	
REPLACE/RESTORE T.S. DETECTION LOOP		EA.	$425.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT		L.F.	$17.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT & CABLE		L.F.	$20.00	
ADD LEFT TURN PHASING		L.S.	$30,000.00	
ADD LEFT TURN PHASING		L.S.	$30,000.00	
LANDSCAPE				
PARKWAY TREE WITH IRRIGATION		EA.	$525.00	
PARKWAY LANDSCAPING		S.F.	$6.00	
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN LANDSCAPING		S.F.	$6.00	
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN TREE		EA.	$525.00	
(INCLUDING IRRIGATION FACILITIES)				
UTILITY POLES				
RELOCATION OF POLE		EA.	$18,000.00	
UNDERGROUNDING OF POWER LINES		L.F.	$350.00	
UNDERGROUNDING OF COMMUNICATION LINES		L.F.	$90.00	
FIBER OPTIC				
CONDUIT PLACEMENT TRENCH/BORE (INCLUDES HANDHOLES)		L.F.	$45.00	
(ARTERIAL/COLLECTOR STREETS - MAIN BACKBONE)				
IN-TRACT LOCAL STREETS				
FIBER CONDUIT PLACEMENT	5711	L.F.	$5.70	$32,552.70
FIBER TRENCH	5711	L.F.	$6.50	$37,121.50
HANDHOLE - FLOWER POT (FP)		EA.	$125.00	
HANDHOLE - HH-3	30	EA.	$250.00	$7,500.00
HANDHOLE - HH-4		EA.	$375.00	
OTHER				
BORE (AC PAVEMENT)		L.F.	$20.00	
BORE (PARKWAY)		L.F.	$10.00	
MICRO TRENCHING		L.F.	$8.15	
DRY UTILITY TRENCH (AC PAVEMENT)		L.F.	$56.00	
DRY UTILITY TRENCH (PARKWAY)		L.F.	$8.00	
			10% Contingency	$7,717.42
			Street Improvements Sub-Total	$84,891.62
TRAFFIC CONTROL		L.S.	$8,804.28	$8,804.28
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	$12,806.23	$12,806.23
(Sub-Total Transferred to Item "A" on Summary Sheet)				$341,766.28

Construction Cost Estimate form
Water Improvements

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)	298	L.F.	$30.00	$8,940.00
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)	3870	L.F.	$40.00	$154,800.00
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX	96	EA.	$1,000.00	$96,000.00
2" WATER SERVICE WITH METER BOX	7	EA.	$2,200.00	$15,400.00
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)	19	EA.	$5,400.00	$102,600.00
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE (INC. CONNECTION)	6	EA.	$4,600.00	$27,600.00
BLOW-OFF VALVE (INC. CONNECTION)	1	EA.	$4,500.00	$4,500.00
			10% Contingency	$40,984.00
			Water Improvements Sub-Total	$450,824.00

Construction Cost Estimate form

Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER	7	EA.	$3,000.00	$21,000.00
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"	20	EA.	$850.00	$17,000.00
10"		EA.	$1,250.00	
12"		EA.	$1,375.00	
16"		EA.	$3,425.00	
18" BUTTERFLY VALVE	1	EA.	$4,000.00	$4,000.00
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO EXISTING 6" MAIN		EA.	$3,500.00	
CONNECTION TO EXISTING 8" MAIN	1	EA.	$3,750.00	$3,750.00
CONNECTION TO EXISTING 12" MAIN		EA.	$4,100.00	
CONNECTION TO EXISTING 18" MAIN*		E.A.	$4,500.00	
INSTALL TEE	4	EA.	$300.00	$1,200.00
REMOVE EXISTING BLIND FLANGE		EA.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
BEND	17	EA	$300.00	$5,100.00
REMOVE TEMP BO	1	EA	$2,000.00	$2,000.00
8"X8" CROSS	1	EA	$400.00	$400.00
END CAP	5	EA	$4,000.00	$20,000.00
18"X18" REDUCER	1	EA		
18"X18"X18" TEE	1	EA		
			10% Contingency	$7,445.00
			Water Improvements Sub-Total	$81,895.00
TRAFFIC CONTROL		L.S.	14649.77	$14,649.77
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	**21308.76**	**$21,308.76**
(Sub-Total Transferred to Item "B" on Summary Sheet)				**$568,677.53**

Construction Cost Estimate form

Recycled Water Improvements

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$30.00	
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)	104	L.F.	$40.00	$4,160.00
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX	1	EA.	$1,000.00	$1,000.00
2" WATER SERVICE WITH METER BOX	1	EA.	$2,200.00	$2,200.00
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)		EA.	$5,400.00	
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE	1	EA.	$4,600.00	$4,600.00
BLOW-OFF VALVE		EA.	$4,500.00	
			10% Contingency	$1,196.00
			Water Improvements Sub-Total	$13,156.00

Construction Cost Estimate form

Recycled Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER		EA.	$3,000.00	
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"	1	EA.	$850.00	$850.00
10"		EA.	$1,250.00	
12"	2	EA.	$1,375.00	$2,750.00
16"		EA.	$3,425.00	
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO 8" MAIN		EA.	$3,750.00	
CONNECTION TO 12" MAIN		EA.	$4,100.00	
INSTALL TEE		EA.	$300.00	
REMOVE EXISTING BLIND FLANGE		L.S.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
END OF LINE CAP	1	EA	$4,000.00	$4,000.00
REMOVE TEMP BO	1	EA	$2,000.00	$2,000.00
12"X18" REDUCER	1	EA		
12"X12"X12" TEE				
			10% Contingency	$960.00
			Water Improvements Sub-Total	$10,560.00
TRAFFIC CONTROL		L.S.	652.19	$652.19
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	**948.64**	**$948.64**
(Sub-Total Transferred to Item "C" on Summary Sheet)				**$25,316.83**

ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate Form

Sewer Improvements

Date 1/16/2024

Project Number

Location TR 20452

Computed By Dane P. McDougall

Contact Phone No. (949) 916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
SEWER MAIN (VCP ONLY)				
8" & SMALLER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)	3684	L.F.	$40.00	$147,360.00
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$60.00	
12" & LARGER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$63.00	
8" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$70.00	
10" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$75.00	
12" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$80.00	
15" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$90.00	
18" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$95.00	
21" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$105.00	
24" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$115.00	
MANHOLE				
MANHOLE	26	EA.	$4,050.00	$105,300.00
DROP MANHOLE		EA.	$4,100.00	
VAULT		EA.	$3,500.00	
MONITORING FACILITY / NON TRAFFIC AREA		EA.	$1,750.00	
MONITORING MANHOLE		EA.	$4,100.00	
CLEANOUT	53	EA.	$1,750.00	$92,750.00
REMOVE/ABANDON EXISTING MANHOLE		EA.	$1,200.00	
REMOVE EXISTING SEWER				
UP TO 12" DIAMETER		L.F.	$55.00	
GREATER THAN 12" DIAMETER		L.F.	$70.00	
			10% Contingency	$34,541.00
			Sewer Improvements Sub-Total	**$379,951.00**

Construction Cost Estimate Form

Sewer Improvements

LATERAL				
4" HOUSE CONNECTION TO SEWER MAIN IN STREET (495 LF)	36	L.S.	$2,925.00	$105,300.00
6" & SMALLER VCP SEWER LATERAL / EASEMENT	513	L.F.	$42.00	$21,546.00
6" & SMALLER VCP SEWER LATERAL / PAVED STREET		L.F.	$70.00	
SEWER CHIMNEY		EA.	$1,170.00	
SEWER SADDLE		EA.	$1,170.00	
WYE 4" x 8" TYPICAL		EA.	$115.00	
OIL/GREASE INTERCEPTOR NOT IN STREET		EA.	$1,750.00	
OTHER				
			10% Contingency	$12,684.60
			Sewer Improvements Sub-Total	**$139,530.60**
TRAFFIC CONTROL		L.S.	$14,285.74	$14,285.74
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	**20779.26**	**$20,779.26**
(Sub-Total Transferred to Item "D" on Summary Sheet)				**$554,546.61**

ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate form

Storm Drain Improvements

Date 1/16/2024
Project Number
Location TR 20452
Computed By Dane P. McDougall
Contact Phone No. (949) 916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
STORM DRAIN (RCP SIZE X $3.25 / INCH OF I.D. UP TO 60" DIAMETER)				
63" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$210.00	
66" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$260.00	
72" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$290.00	
78" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$305.00	
81" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$320.00	
84" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$330.00	
90" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$350.00	
96" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$365.00	
102" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$470.00	
108" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$480.00	
24" X 36" CMPA (10 GUAGE)		L.F.	$140.00	
27" X 43" CMPA (10 GUAGE)		L.F.	$150.00	
18" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION	768	L.F.	$58.50	$44,928.00
24" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION	1440	L.F.	$78.00	$112,320.00
30" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION	876	L.F.	$97.50	$85,410.00
36" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION	11	L.F.	$117.00	$1,287.00
LATERAL				
18" RCP OR SMALLER		L.F.	$45.00	
(INC. EXC., BACKFILL & PAVEMENT RESTORATION)				
MANHOLE	15	EA.	$4,500.00	$67,500.00
			10% Contingency	$31,144.50
			Storm Drain Improvements Sub-Total	**$342,589.50**

Construction Cost Estimate form

Storm Drain Improvements

CATCH BASIN				
CATCH BASIN LESS THAN 7' IN WIDE (9 EA @ 5' WIDE)	45	L.F.	$409.50	$18,427.50
7' WIDE - CB WITH SCREEN INLET		E.A.	$3,900.00	
10' WIDE- CB WITH SCREEN INLET		E.A.	$4,200.00	
14' WIDE - CB WITH SCREEN INLET		E.A.	$4,700.00	
21' WIDE - CB WITH SCREEN INLET		E.A.	$4,900.00	
LOCAL DEPRESSION FOR UP TO 10' WIDE CB		L.S.	$585.00	
LOCAL DEPRESSION FOR > 10' WIDE CB	1	L.S.	$1,200.00	$1,200.00
REINFORCED CONCRETE BOX				
(INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION)				
4' X 6' RCB		L.F.	$400.00	
7' X 6' RCB		L.F.	$470.00	
7' X 8.5' RCB		L.F.	$560.00	
7' X 9.5' RCB		L.F.	$575.00	
8' X 11' RCB		L.F.	$585.00	
8' X 13' RCB		L.F.	$600.00	
9' X 9' RCB		L.F.	$610.00	
9' X 12' RCB		L.F.	$650.00	
OUTLET STRUCTURE	1	EA.	$700.00	$700.00
INLET STRUCTURE	2	EA.	$700.00	$1,400.00
TRANSITION STRUCTURE		L.S.	$1,700.00	
OTHER				
JUNCTION STRUCTURE	15	EA	$4,000.00	$60,000.00
PCC COLLAR	3	EA	$3,040.00	$9,120.00
JOIN EX MANHOLE	1	EA	$3,800.00	$3,800.00
			10% Contingency	$9,464.75
			Storm Drain Improvements Sub-Total	$104,112.25
TRAFFIC CONTROL		L.S.	$12,284.30	$12,284.30
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	**17868.07**	**$17,868.07**
			(Sub-Total Transferred to Item "E" on Summary Sheet)	**$476,854.12**

ONTARIO

ENGINEERING DEPARTMENT

Project Cost Estimate for Off-Site Improvements (BONDING PURPOSES ONLY)

Date 10/4/2023

Project Number TM-20452 Off-Site

Location W/O Haven Av, Approx. 700' N/O Chino Av

Computed By Dane McDougall

Contact Phone No. 949-916-3800

Attached project estimate prepared by (or under the direction of)

Signature of Registered Civil Engineer

RCE No. c-80705 Exp. Date: 3/31/25

Civil Engineer Stamp

Approved By:

Date: 2/14/2024

ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Encroachment Permit Fee Calculation

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

A.	STREET	Sub-Total	**$833,470.20**
B.	WATER	Sub-Total	
C.	RECYCLED WATER	Sub-Total	
D.	SEWER	Sub-Total	
E.	STORM DRAIN	Sub-Total	
F.	FIBER OPTIC	Sub-Total	**$38,574.11**
	TOTAL ESTIMATED CONSTRUCTION COST		**$872,044.32**

Construction Inspection Fee **$37,138.68**
(Exc. Landscape & Utility Poles Sections)
(Inc. $164 Inspection Base Fee)

Refundable Cash Deposit
(Collect only if security not posted with Final Map)
= **$872,044.32**

$500.00 Min

PERMIT FEE **$116.00**

TRAFFIC CONTROL PERMIT FEE **$103.00**

ENCROACHMENT PERMIT FEE TOTAL **$909,401.99**

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Plan Check Fee Calculation

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

A.	STREET (Exc. Utility Poles Section)	Sub-Total	**$833,470.20**
B.	WATER	Sub-Total	
C.	RECYCLED WATER	Sub-Total	
D.	SEWER	Sub-Total	
E.	STORM DRAIN	Sub-Total	
F.	FIBER OPTIC	Sub-Total	**$38,574.11**
G.	LANDSCAPING (Inc. Neighborhood Edge and Median)	Sub-Total	

TOTAL ESTIMATED CONSTRUCTION COST (A+B+C+D+E+F+G) **$872,044.32**

Plan Check Fee **$31,568.00**

For Office Use Only

TOTAL ESTIMATED CONSTRUCTION COST (A+B+C+D+E) **$833,470.20**

Plan Check Fee **$30,171.62**

ONTARIO
ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Security (i.e. Bond) Amount

(For Subdivision Maps Only)

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

A.	STREET	Sub-Total	**$872,044.32**
B.	WATER	Sub-Total	
C.	RECYCLED WATER	Sub-Total	
D.	SEWER	Sub-Total	
E.	STORM DRAIN	Sub-Total	

CONTINGENCY FOR UNSIGNED PLANS (10%)	**$87,204.43**
TOTAL SECURITY (i.e. BOND) ESTIMATE AMOUNT	**$959,248.75**

SECURITY (BOND) AMOUNTS

Performance Bond (100% of estimated cost)	**$959,248.75**
Labor and Material Bond (100% of estimated cost)	**$959,248.75**
Maintenance Bond* (10% of Performance Bond)	$95,924.87
Monumentation Cash Deposit** (No. of Monuments to set:)	**$1,000.00**

* To be provided prior to release of Performance Bond

**To be provided if monumentation is not completed by the time of Final (Parcel) Map approval

ENGINEERING DEPARTMENT

Date 10/4/2023

Project Number _____

		Total Length in feet to be constructed
A.	WATER MAIN	
B.	SEWER MAIN	
C.	STORM DRAIN MAIN	
D.	RECYCLED WATER	
E.	FIBER OPTIC	730

* To be provided to the Fiscal Services Department

ENGINEERING DEPARTMENT

Construction Cost Estimate Form
Street Improvements

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
PAVING *A.C. PAVEMENT ($0.39/IN/S.F. A.C. & $0.19/IN/S.F. CAB)				
A.C. UP TO 6" THICKNESS	735	S.F.	$2.34	$1,719.90
CRUSHED AGREGGATE BASE UP TO 8" THICKNESS	735	S.F.	$1.52	$1,117.20
A.C. PAVEMENT	1,502	S.F.	$3.15	$4,731.30
8 INCHES AC OVER 10 INCHES CAB	16,285	S.F.	$5.02	$81,750.70
A.C. BERM	842	L.F.	$13.00	$10,946.00
2" GRIND UP TO 5' IN WIDTH	12,862	SF	$0.40	$5,144.80
SAWCUT	2,967	L.F.	$3.50	$10,384.50
IMPORT FILL (INCLUDING COMPACTION)		C.Y.	$25.00	
PREPARATION OF SUBGRADE		S.F.	$0.50	
A.C. PAVEMENT REMOVAL	2,967	S.F.	$3.50	$10,384.50
SLURRY SEAL (RPM TYPE II)		S.F.	$0.17	
TRENCH BACKFILL AND COMPACTION		S.F.	$3.50	
CONCRETE				
CURB & GUTTER	486	L.F.	$15.00	$7,290.00
P.C.C. CURB ONLY		L.F.	$12.00	
CROSS GUTTER/SPANDREL	1,475	S.F.	$7.00	$10,325.00
SIDEWALK	4,383	S.F.	$4.75	$20,819.25
WHEELCHAIR RAMP	2	EA.	$2,200.00	$4,400.00
TRAFFIC ISLAND		S.F.	$9.50	
CONCRETE PAVEMENT (PCC - REINFORCED, UP TO 10" THICKNESS)		S.F.	$7.80	
			10% Contingency	$16,901.32
			Street Improvements Sub-Total	$185,914.47

Construction Cost Estimate Form

Street Improvements

DRIVE APPROACHES				
RESIDENTIAL		S.F.	$6.50	
COMMERCIAL		S.F.	$8.50	
REMOVAL				
REMOVAL OF CONCRETE		S.F.	$3.50	
REMOVAL OF BERM, A.C. OR P.C.C.		L.F.	$6.50	
ADJUSTMENT TO GRADE				
MANHOLE		EA.	$600.00	
WATER VALVE	2	EA.	$325.00	$650.00
CLEANOUT		EA.	$265.00	
DRAINAGE				
PARKWAY DRAIN		EA.	$1,800.00	
SIGNS				
REFLECTOR SIGN AND POST		EA.	$175.00	
STREET NAME SIGN		EA.	$475.00	
TRAFFIC SIGN AND POST		EA.	$300.00	
LIGHTING				
STREET LIGHT - 70, 100 WATT (INCLUDING CONDUIT & PULL BOXES)		EA.	$6,200.00	
- 150, 250 WATT (INCLUDING CONDUIT & PULL BOXES)	4	EA.	$6,500.00	$26,000.00
STREET LIGHT SERVICE PEDESTAL	1	EA.	$4,100.00	$4,100.00
STREET LIGHT SERVICE DUAL PEDESTAL		EA.	$5,900.00	
STRIPING				
SIGNING & STRIPING LOCAL STREET		L.F.	$4.50	
SIGNING & STRIPING COLLECTOR STREET		L.F.	$8.75	
SIGNING & STRIPING ARTERIAL STREET	735	L.F.	$12.75	$9,371.25
PAINTED LEGEND	7	EA.	$80.00	$560.00
THERMOPLASTIC LEGEND	3	EA.	$165.00	$495.00
			10% Contingency	$4,117.63
			Street Improvements Sub-Total	$45,293.88

Construction Cost Estimate Form

Street Improvements

TRAFFIC SIGNALS				
NEW TRAFFIC SIGNAL	1	EA.	$355,600.00	$355,600.00
MODIFY EXISTING SIGNAL (STREET WIDENING, PER CORNER)		EA.	$88,900.00	
REMOVE EXISTING SIGNAL		EA.	$25,000.00	
REPLACE/RESTORE T.S. DETECTION LOOP		EA.	$425.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT		L.F.	$17.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT & CABLE	5700	L.F.	$20.00	$114,000.00
ADD LEFT TURN PHASING	1	L.S.	$30,000.00	$30,000.00
ADD LEFT TURN PHASING		L.S.	$30,000.00	
LANDSCAPE				
PARKWAY TREE WITH IRRIGATION		EA.	$525.00	
PARKWAY LANDSCAPING		S.F.	$6.00	
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN LANDSCAPING		S.F.	$6.00	
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN TREE		EA.	$525.00	
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE D.G. TRAIL		S.F.	$3.50	
NEIGHBORHOOD EDGE D.G. HEADER		L.F.	$5.00	
NEIGHBORHOOD EDGE CONCRETE MOW CURB		L.F.	$10.00	
UTILITY POLES				
RELOCATION OF POLE		EA.	$18,000.00	
UNDERGROUNDING OF POWER LINES		L.F.	$350.00	
UNDERGROUNDING OF COMMUNICATION LINES		L.F.	$90.00	
FIBER OPTIC				
CONDUIT PLACEMENT TRENCH/BORE (INCLUDES HANDHOLES)	730	L.F.	$45.00	$32,850.00
(ARTERIAL/COLLECTOR STREETS - MAIN BACKBONE)				
IN-TRACT LOCAL STREETS				
FIBER CONDUIT PLACEMENT		L.F.	$5.70	
FIBER TRENCH		L.F.	$6.50	
HANDHOLE - FLOWER POT (FP)		EA.	$125.00	
HANDHOLE - HH-3		EA.	$250.00	
HANDHOLE - HH-4		EA.	$375.00	
OTHER				
BORE (AC PAVEMENT)		L.F.	$20.00	
BORE (PARKWAY)		L.F.	$10.00	
MICRO TRENCHING		L.F.	$8.15	
DRY UTILITY TRENCH (AC PAVEMENT)		L.F.	$56.00	
DRY UTILITY TRENCH (PARKWAY)		L.F.	$8.00	
			10% Contingency	$53,245.00
			Street Improvements Sub-Total	$585,695.00
TRAFFIC CONTROL		L.S.	$22,464.84	$22,464.84
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	$32,676.13	$32,676.13
			(Sub-Total Transferred to Item "A" on Summary Sheet)	$872,044.32

Construction Cost Estimate form

Water Improvements

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$30.00	
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX		EA.	$1,000.00	
2" WATER SERVICE WITH METER BOX		EA.	$2,200.00	
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)		EA.	$5,400.00	
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE (INC. CONNECTION)		EA.	$4,600.00	
BLOW-OFF VALVE (INC. CONNECTION)		EA.	$4,500.00	
			10% Contingency	
			Water Improvements Sub-Total	

Construction Cost Estimate form

Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER		EA.	$3,000.00	
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"		EA.	$850.00	
10"		EA.	$1,250.00	
12"		EA.	$1,375.00	
16"		EA.	$3,425.00	
18"*		EA.	$4,000.00	
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO EXISTING 6" MAIN		EA.	$3,500.00	
CONNECTION TO EXISTING 8" MAIN		EA.	$3,750.00	
CONNECTION TO EXISTING 12" MAIN		EA.	$4,100.00	
CONNECTION TO EXISTING 18" MAIN*		E.A.	$4,500.00	
INSTALL TEE		EA.	$300.00	
REMOVE EXISTING BLIND FLANGE		EA.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
			10% Contingency	
			Water Improvements Sub-Total	
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "B" on Summary Sheet)				

CITY OF ONTARIO

Construction Cost Estimate form

Recycled Water Improvements

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$30.00	
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX		EA.	$1,000.00	
2" WATER SERVICE WITH METER BOX		EA.	$2,200.00	
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)		EA.	$5,400.00	
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE		EA.	$4,600.00	
BLOW-OFF VALVE		EA.	$4,500.00	
			10% Contingency	
			Water Improvements Sub-Total	

Construction Cost Estimate form

Recycled Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER		EA.	$3,000.00	
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"		EA.	$850.00	
10"		EA.	$1,250.00	
12"		EA.	$1,375.00	
16"		EA.	$3,425.00	
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO 8" MAIN		EA.	$3,750.00	
CONNECTION TO 12" MAIN		EA.	$4,100.00	
INSTALL TEE		EA.	$300.00	
REMOVE EXISTING BLIND FLANGE		L.S.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
			10% Contingency	
			Water Improvements Sub-Total	
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "C" on Summary Sheet)				

ENGINEERING DEPARTMENT

Construction Cost Estimate Form

Sewer Improvements

Date 10/4/2023

Project Number

Location TR 20452

Computed By Dane McDougall

Contact Phone No. 949-916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
SEWER MAIN (VCP ONLY)				
8" & SMALLER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$60.00	
12" & LARGER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$63.00	
8" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$70.00	
10" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$75.00	
12" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$80.00	
15" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$90.00	
18" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$95.00	
21" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$105.00	
24" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$115.00	
MANHOLE				
MANHOLE		EA.	$4,050.00	
DROP MANHOLE		EA.	$4,100.00	
VAULT		EA.	$3,500.00	
MONITORING FACILITY / NON TRAFFIC AREA		EA.	$1,750.00	
MONITORING MANHOLE		EA.	$4,100.00	
CLEANOUT		EA.	$1,750.00	
REMOVE/ABANDON EXISTING MANHOLE		EA.	$1,200.00	
REMOVE EXISTING SEWER				
UP TO 12" DIAMETER		L.F.	$55.00	
GREATER THAN 12" DIAMETER		L.F.	$70.00	
			10% Contingency	
			Sewer Improvements Sub-Total	

Construction Cost Estimate Form
Sewer Improvements

LATERAL				
4" HOUSE CONNECTION TO SEWER MAIN IN STREET		L.S.	$2,925.00	
6" & SMALLER VCP SEWER LATERAL / EASEMENT		L.F.	$42.00	
6" & SMALLER VCP SEWER LATERAL / PAVED STREET		L.F.	$70.00	
SEWER CHIMNEY		EA.	$1,170.00	
SEWER SADDLE		EA.	$1,170.00	
WYE 4" x 8" TYPICAL		EA.	$115.00	
OIL/GREASE INTERCEPTOR NOT IN STREET		EA.	$1,750.00	
OTHER				
			10% Contingency	
			Sewer Improvements Sub-Total	
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
			(Sub-Total Transferred to Item "D" on Summary Sheet)	

ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate form

Storm Drain Improvements

Date 10/4/2023
Project Number
Location TR 20452
Computed By Dane McDougall
Contact Phone No. 949-916-3800

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
STORM DRAIN (RCP SIZE X $3.25 / INCH OF I.D. UP TO 60" DIAMETER)				
63" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$210.00	
66" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$260.00	
72" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$290.00	
78" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$305.00	
81" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$320.00	
84" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$330.00	
90" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$350.00	
96" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$365.00	
102" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$470.00	
108" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$480.00	
24" X 36" CMPA (10 GUAGE)		L.F.	$140.00	
27" X 43" CMPA (10 GUAGE)		L.F.	$150.00	
LATERAL				
18" RCP OR SMALLER		L.F.	$45.00	
(INC. EXC., BACKFILL & PAVEMENT RESTORATION)				
MANHOLE		EA.	$4,500.00	
			10% Contingency	
			Storm Drain Improvements Sub-Total	

Construction Cost Estimate form

Storm Drain Improvements

CATCH BASIN				
CATCH BASIN LESS THAN 7' IN WIDE		L.F.	$409.50	
7' WIDE - CB WITH SCREEN INLET		E.A.	$3,900.00	
10' WIDE- CB WITH SCREEN INLET		E.A.	$4,200.00	
14' WIDE - CB WITH SCREEN INLET		E.A.	$4,700.00	
21' WIDE - CB WITH SCREEN INLET		E.A.	$4,900.00	
LOCAL DEPRESSION FOR UP TO 10' WIDE CB		L.S.	$585.00	
LOCAL DEPRESSION FOR > 10' WIDE CB		L.S.	$1,200.00	
REINFORCED CONCRETE BOX				
(INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION)				
4' X 6' RCB		L.F.	$400.00	
7' X 6' RCB		L.F.	$470.00	
7' X 8.5' RCB		L.F.	$560.00	
7' X 9.5' RCB		L.F.	$575.00	
8' X 11' RCB		L.F.	$585.00	
8' X 13' RCB		L.F.	$600.00	
9' X 9' RCB		L.F.	$610.00	
9' X 12' RCB		L.F.	$650.00	
OUTLET STRUCTURE		EA.	$700.00	
INLET STRUCTURE		EA.		
TRANSITION STRUCTURE		L.S.	$1,700.00	
OTHER				
10% Contingency				
Storm Drain Improvements Sub-Total				
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "E" on Summary Sheet)				

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Project Cost Estimate
for CFD Landscaping Improvements
(BONDING PURPOSES ONLY)

Date 9/25/2023
Project Number TM-20452
Location W/O Haven Av, Approx. 700' N/O Chino Av
Computed By Henry Hong
Contact Phone No. (949) 276-6500

Attached project estimate prepared by (or under the direction of)

Signature of Registered Landscape Architect

RLA No. 3132 Exp. Date: 1/30/24

REGISTERED LANDSCAPE ARCHITECT
HENRY L. SMITHGALL
3132
SIGNATURE
07-14-23
01/30/24
STATE OF CALIFORNIA

Landscape Architect Stamp

Approved By:
Date: 2/14/2024

S:\Engineering\Forms\Land Forms
Engineering Cost Estimate\Engineering
Project Cost Estimate 03-23-23

Last Update: 03-23-23

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way
For Encroachment Permit Fee Calculation

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

A.	STREET	Sub-Total	**$136,385.01**
B.	WATER	Sub-Total	
C.	RECYCLED WATER	Sub-Total	
D.	SEWER	Sub-Total	
E.	STORM DRAIN	Sub-Total	
F.	FIBER OPTIC	Sub-Total	
	TOTAL ESTIMATED CONSTRUCTION COST		**$136,385.01**

Construction Inspection Fee **$7,596.98**
(Exc. Landscape & Utility Poles Sections)
(Inc. $164 Inspection Base Fee)

Refundable Cash Deposit
(Collect only if security not posted with Final Map)
= **$136,385.01**

$500.00 Min

PERMIT FEE **$116.00**

TRAFFIC CONTROL PERMIT FEE **$103.00**

ENCROACHMENT PERMIT FEE TOTAL **$144,200.99**

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Plan Check Fee Calculation

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

A.	STREET (Exc. Utility Poles Section)	Sub-Total	
B.	WATER	Sub-Total	
C.	RECYCLED WATER	Sub-Total	
D.	SEWER	Sub-Total	
E.	STORM DRAIN	Sub-Total	
F.	FIBER OPTIC	Sub-Total	
G.	LANDSCAPING (Inc. Neighborhood Edge and Median)	Sub-Total	**$136,385.01**

TOTAL ESTIMATED CONSTRUCTION COST (A+B+C+D+E+F+G) **$136,385.01**

Plan Check Fee **$6,341.90**

For Office Use Only

TOTAL ESTIMATED CONSTRUCTION COST (A+B+C+D+E) **$136,385.01**

Plan Check Fee **$6,341.90**

CITY OF ONTARIO
ENGINEERING DEPARTMENT

Summary of Estimated Cost of Construction in Public Right-Of-Way

For Security (i.e. Bond) Amount

(For Subdivision Maps Only)

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

A. STREET	Sub-Total	**$136,385.01**
B. WATER	Sub-Total	
C. RECYCLED WATER	Sub-Total	
D. SEWER	Sub-Total	
E. STORM DRAIN	Sub-Total	
CONTINGENCY FOR UNSIGNED PLANS (10%)		**$13,638.50**
TOTAL SECURITY (i.e. BOND) ESTIMATE AMOUNT		**$150,023.51**

SECURITY (BOND) AMOUNTS

Performance Bond (100% of estimated cost)	**$150,023.51**
Labor and Material Bond (100% of estimated cost)	**$150,023.51**
Maintenance Bond* (10% of Performance Bond)	$15,002.35
Monumentation Cash Deposit** (No. of Monmuments to set:)	**$1,000.00**

* To be provided prior to release of Performance Bond

**To be provided if monumentation is not completed by the time of Final (Parcel) Map approval

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Date 9/25/2023
Project Number TR 20452

		Total Length in feet to be constructed
A.	WATER MAIN	
B.	SEWER MAIN	
C.	STORM DRAIN MAIN	
D.	RECYCLED WATER	
E.	FIBER OPTIC	

* To be provided to the Fiscal Services Department

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate Form

Street Improvements

Date 9/25/2023

Project Number TR 20452

Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.

Computed By Henry Hong

Contact Phone No. (949) 276-6500

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
PAVING *A.C. PAVEMENT ($0.39/IN/S.F. A.C. & $0.19/IN/S.F. CAB)				
A.C. UP TO 6" THICKNESS		S.F.	$2.34	
CRUSHED AGREGGATE BASE UP TO 8" THICKNESS		S.F.	$1.52	
A.C. PAVEMENT		S.F.	$3.15	
8 INCHES AC OVER 10 INCHES CAB		S.F.	$5.02	
A.C. BERM		L.F.	$13.00	
2" GRIND UP TO 5' IN WIDTH		L.F.	$2.00	
SAWCUT		L.F.	$3.50	
IMPORT FILL (INCLUDING COMPACTION)		C.Y.	$25.00	
PREPARATION OF SUBGRADE		S.F.	$0.50	
A.C. PAVEMENT REMOVAL		S.F.	$3.50	
SLURRY SEAL (RPM TYPE II)		S.F.	$0.17	
TRENCH BACKFILL AND COMPACTION		S.F.	$3.50	
CONCRETE				
CURB & GUTTER		L.F.	$15.00	
P.C.C. CURB ONLY		L.F.	$12.00	
CROSS GUTTER/SPANDREL		S.F.	$7.00	
SIDEWALK		S.F.	$4.75	
WHEELCHAIR RAMP		EA.	$2,200.00	
TRAFFIC ISLAND		S.F.	$9.50	
CONCRETE PAVEMENT (PCC - REINFORCED, UP TO 10" THICKNESS)		S.F.	$7.80	
			10% Contingency	
			Street Improvements Sub-Total	

Construction Cost Estimate Form

Street Improvements

DRIVE APPROACHES				
RESIDENTIAL		S.F.	$6.50	
COMMERCIAL		S.F.	$8.50	
REMOVAL				
REMOVAL OF CONCRETE		S.F.	$3.50	
REMOVAL OF BERM, A.C. OR P.C.C.		L.F.	$6.50	
ADJUSTMENT TO GRADE				
MANHOLE		EA.	$600.00	
WATER VALVE		EA.	$325.00	
CLEANOUT		EA.	$265.00	
DRAINAGE				
PARKWAY DRAIN		EA.	$1,800.00	
SIGNS				
REFLECTOR SIGN AND POST		EA.	$175.00	
STREET NAME SIGN		EA.	$475.00	
TRAFFIC SIGN AND POST		EA.	$300.00	
LIGHTING				
STREET LIGHT - 70, 100 WATT (INCLUDING CONDUIT & PULL BOXES)		EA.	$6,200.00	
- 150, 250 WATT (INCLUDING CONDUIT & PULL BOXES)		EA.	$6,500.00	
STREET LIGHT SERVICE PEDESTAL		EA.	$4,100.00	
STREET LIGHT SERVICE DUAL PEDESTAL		EA.	$5,900.00	
STRIPING				
SIGNING & STRIPING LOCAL STREET		L.F.	$4.50	
SIGNING & STRIPING COLLECTOR STREET		L.F.	$8.75	
SIGNING & STRIPING ARTERIAL STREET		L.F.	$12.75	
PAINTED LEGEND		EA.	$80.00	
THERMOPLASTIC LEGEND		EA.	$165.00	
			10% Contingency	
			Street Improvements Sub-Total	

Construction Cost Estimate Form

Street Improvements

TRAFFIC SIGNALS				
NEW TRAFFIC SIGNAL		EA.	$355,600.00	
MODIFY EXISTING SIGNAL (STREET WIDENING, PER CORNER)		EA.	$88,900.00	
REMOVE EXISTING SIGNAL		EA.	$25,000.00	
REPLACE/RESTORE T.S. DETECTION LOOP		EA.	$425.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT		L.F.	$17.00	
TRAFFIC SIGNAL INTERCONNECT CONDUIT & CABLE		L.F.	$20.00	
ADD LEFT TURN PHASING		L.S.	$30,000.00	
ADD LEFT TURN PHASING		L.S.	$30,000.00	
LANDSCAPE				
PARKWAY TREE WITH IRRIGATION	12	EA.	$525.00	$6,300.00
PARKWAY LANDSCAPING	4067	S.F.	$6.00	$24,402.00
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN LANDSCAPING	9522	S.F.	$6.00	$57,132.00
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE AND/OR MEDIAN TREE	26	EA.	$525.00	$13,650.00
(INCLUDING IRRIGATION FACILITIES)				
NEIGHBORHOOD EDGE D.G. TRAIL	4064	S.F.	$3.50	$14,224.00
NEIGHBORHOOD EDGE D.G. HEADER	568	L.F.	$5.00	$2,840.00
NEIGHBORHOOD EDGE CONCRETE MOW CURB	12	L.F.	$10.00	$120.00
GATEWAY STONE PILASTER	2	EA.	$1,000.00	$2,000.00
UTILITY POLES				
RELOCATION OF POLE		EA.	$18,000.00	
UNDERGROUNDING OF POWER LINES		L.F.	$350.00	
UNDERGROUNDING OF COMMUNICATION LINES		L.F.	$90.00	
FIBER OPTIC				
CONDUIT PLACEMENT TRENCH/BORE (INCLUDES HANDHOLES)		L.F.	$45.00	
(ARTERIAL/COLLECTOR STREETS - MAIN BACKBONE)				
IN-TRACT LOCAL STREETS				
FIBER CONDUIT PLACEMENT		L.F.	$5.70	
FIBER TRENCH		L.F.	$6.50	
HANDHOLE - FLOWER POT (FP)		EA.	$125.00	
HANDHOLE - HH-3		EA.	$250.00	
HANDHOLE - HH-4		EA.	$375.00	
OTHER				
BORE (AC PAVEMENT)		L.F.	$20.00	
BORE (PARKWAY)		L.F.	$10.00	
MICRO TRENCHING		L.F.	$8.15	
DRY UTILITY TRENCH (AC PAVEMENT)		L.F.	$56.00	
DRY UTILITY TRENCH (PARKWAY)		L.F.	$8.00	
			10% Contingency	$12,066.80
			Street Improvements Sub-Total	$132,734.80
TRAFFIC CONTROL	1	L.S.	$3,650.21	$3,650.21
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.	$5,309.39	
(Sub-Total Transferred to Item "A" on Summary Sheet)				$136,385.01

CITY OF ONTARIO

Construction Cost Estimate form

Water Improvements

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$30.00	
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX		EA.	$1,000.00	
2" WATER SERVICE WITH METER BOX		EA.	$2,200.00	
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)		EA.	$5,400.00	
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE (INC. CONNECTION)		EA.	$4,600.00	
BLOW-OFF VALVE (INC. CONNECTION)		EA.	$4,500.00	
			10% Contingency	
			Water Improvements Sub-Total	

Construction Cost Estimate form

Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER		EA.	$3,000.00	
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"		EA.	$850.00	
10"		EA.	$1,250.00	
12"		EA.	$1,375.00	
16"		EA.	$3,425.00	
18"*		EA.	$4,000.00	
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO EXISTING 6" MAIN		EA.	$3,500.00	
CONNECTION TO EXISTING 8" MAIN		EA.	$3,750.00	
CONNECTION TO EXISTING 12" MAIN		EA.	$4,100.00	
CONNECTION TO EXISTING 18" MAIN*		E.A.	$4,500.00	
INSTALL TEE		EA.	$300.00	
REMOVE EXISTING BLIND FLANGE		EA.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
			10% Contingency	
			Water Improvements Sub-Total	
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "B" on Summary Sheet)				

CITY OF ONTARIO

Construction Cost Estimate form

Recycled Water Improvements

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
WATER / FIRE MAIN				
6" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$30.00	
8" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$45.00	
8" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$90.00	
10" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$95.00	
12" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$105.00	
16" INC. EXC., BACKFILL & PVMT RESTORATION		L.F.	$115.00	
WATER SERVICE				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
1" WATER SERVICE WITH METER BOX		EA.	$1,000.00	
2" WATER SERVICE WITH METER BOX		EA.	$2,200.00	
FIRE HYDRANT				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
BREAK-OFF TYPE FIRE HYDRANT (INC. CONNECTION)		EA.	$5,400.00	
RELEASE / BLOW-OFF				
(EXCLUDES AC REMOVAL AND REPLACEMENT)				
AIR RELEASE VALVE		EA.	$4,600.00	
BLOW-OFF VALVE		EA.	$4,500.00	
			10% Contingency	
			Water Improvements Sub-Total	

Construction Cost Estimate form

Recycled Water Improvements

BACKFLOW ($1000/IN)				
RP 2" AND SMALLER		EA.	$3,000.00	
DDC ABOVE GROUND (UP TO 6" DIAMETER)		EA.	$7,000.00	
GATE VALVE				
6"		EA.	$550.00	
8"		EA.	$850.00	
10"		EA.	$1,250.00	
12"		EA.	$1,375.00	
16"		EA.	$3,425.00	
HOT TAP				
HOT TAP WITH VALVE		EA.	$1,750.00	
CONNECTION TO 8" MAIN		EA.	$3,750.00	
CONNECTION TO 12" MAIN		EA.	$4,100.00	
INSTALL TEE		EA.	$300.00	
REMOVE EXISTING BLIND FLANGE		L.S.	$475.00	
CONCRETE THRUST BLOCK		EA.	$585.00	
OTHER				
10% Contingency				
Water Improvements Sub-Total				
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "C" on Summary Sheet)				

CITY OF ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate Form

Sewer Improvements

Date 9/25/2023

Project Number TR 20452

Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.

Computed By Henry Hong

Contact Phone No. (949) 276-6500

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
SEWER MAIN (VCP ONLY)				
8" & SMALLER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$40.00	
10" IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$60.00	
12" & LARGER IN EASEMENT AREA ONLY (NOT IN PAVED STREET)		L.F.	$63.00	
8" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$70.00	
10" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$75.00	
12" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$80.00	
15" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$90.00	
18" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$95.00	
21" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$105.00	
24" INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION		L.F.	$115.00	
MANHOLE				
MANHOLE		EA.	$4,050.00	
DROP MANHOLE		EA.	$4,100.00	
VAULT		EA.	$3,500.00	
MONITORING FACILITY / NON TRAFFIC AREA		EA.	$1,750.00	
MONITORING MANHOLE		EA.	$4,100.00	
CLEANOUT		EA.	$1,750.00	
REMOVE/ABANDON EXISTING MANHOLE		EA.	$1,200.00	
REMOVE EXISTING SEWER				
UP TO 12" DIAMETER		L.F.	$55.00	
GREATER THAN 12" DIAMETER		L.F.	$70.00	
10% Contingency				
Sewer Improvements Sub-Total				

Construction Cost Estimate Form
Sewer Improvements

LATERAL				
4" HOUSE CONNECTION TO SEWER MAIN IN STREET		L.S.	$2,925.00	
6" & SMALLER VCP SEWER LATERAL / EASEMENT		L.F.	$42.00	
6" & SMALLER VCP SEWER LATERAL / PAVED STREET		L.F.	$70.00	
SEWER CHIMNEY		EA.	$1,170.00	
SEWER SADDLE		EA.	$1,170.00	
WYE 4" x 8" TYPICAL		EA.	$115.00	
OIL/GREASE INTERCEPTOR NOT IN STREET		EA.	$1,750.00	
OTHER				
			10% Contingency	
			Sewer Improvements Sub-Total	
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
			(Sub-Total Transferred to Item "D" on Summary Sheet)	

ONTARIO

ENGINEERING DEPARTMENT

Construction Cost Estimate form

Storm Drain Improvements

Date 9/25/2023
Project Number TR 20452
Location Haven Ave., 663' N/O Chino Ave. to 1,326' N/O Chino Ave.
Computed By Henry Hong
Contact Phone No. (949) 276-6500

CONSTRUCTION ITEM DESCRIPTION	QTY	UNIT	COST	TOTAL
STORM DRAIN (RCP SIZE X $3.25 / INCH OF I.D. UP TO 60" DIAMETER)				
63" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$210.00	
66" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$260.00	
72" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$290.00	
78" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$305.00	
81" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$320.00	
84" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$330.00	
90" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$350.00	
96" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$365.00	
102" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$470.00	
108" RCP INC. EXC., BACKFILL & PAVEMENT RESTORATION		L.F.	$480.00	
24" X 36" CMPA (10 GUAGE)		L.F.	$140.00	
27" X 43" CMPA (10 GUAGE)		L.F.	$150.00	
LATERAL				
18" RCP OR SMALLER		L.F.	$45.00	
(INC. EXC., BACKFILL & PAVEMENT RESTORATION)				
MANHOLE		EA.	$4,500.00	
			10% Contingency	
			Storm Drain Improvements Sub-Total	

Construction Cost Estimate form

Storm Drain Improvements

CATCH BASIN				
CATCH BASIN LESS THAN 7' IN WIDE		L.F.	$409.50	
7' WIDE - CB WITH SCREEN INLET		E.A.	$3,900.00	
10' WIDE- CB WITH SCREEN INLET		E.A.	$4,200.00	
14' WIDE - CB WITH SCREEN INLET		E.A.	$4,700.00	
21' WIDE - CB WITH SCREEN INLET		E.A.	$4,900.00	
LOCAL DEPRESSION FOR UP TO 10' WIDE CB		L.S.	$585.00	
LOCAL DEPRESSION FOR > 10' WIDE CB		L.S.	$1,200.00	
REINFORCED CONCRETE BOX				
(INC. EXCAVATION, BACKFILL & PAVEMENT RESTORATION)				
4' X 6' RCB		L.F.	$400.00	
7' X 6' RCB		L.F.	$470.00	
7' X 8.5' RCB		L.F.	$560.00	
7' X 9.5' RCB		L.F.	$575.00	
8' X 11' RCB		L.F.	$585.00	
8' X 13' RCB		L.F.	$600.00	
9' X 9' RCB		L.F.	$610.00	
9' X 12' RCB		L.F.	$650.00	
OUTLET STRUCTURE		EA.	$700.00	
INLET STRUCTURE		EA.		
TRANSITION STRUCTURE		L.S.	$1,700.00	
OTHER				
10% Contingency				
Storm Drain Improvements Sub-Total				
TRAFFIC CONTROL		L.S.		
MOBILIZATION, SWPPP, EROSION CONTROL		L.S.		
(Sub-Total Transferred to Item "E" on Summary Sheet)				

EXHIBIT "C"

SURETY BONDS AND OTHER SECURITY

TRACT NO. 20452

As evidence of understanding the provisions contained in this Agreement, and of Developer's intent to comply with same, Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

FAITHFUL PERFORMANCE BOND: **$3,273,149.77**
Surety: Philadelphia Indemnity Insurance Company
Attorney-in-fact: Sarah Campbell
Address: 1980 MacArthur Blvd Suite 1250
Irvine, CA 92618
Phone: 818-268-4560
Scampbell@lockton.com

PAYMENT BOND: **$3,273,149.77**
Surety: Philadelphia Indemnity Insurance Company
Attorney-in-fact: Sarah Campbell
Address: 1980 MacArthur Blvd Suite 1250
Irvine, CA 92618
Phone: 818-268-4560
Scampbell@lockton.com

GUARANTEE AND WARRANTY SECURITY BOND: _____
To be posted upon completion of the Public Improvements by Developer and approval and acceptance by the City.

CASH MONUMENT SECURITY: **$2,000.00**
Amount deposited per Cash Receipt No.:
online-20240215- publicportal-apiuser
Date: 02-15-2024

[BONDS ATTACHED BEHIND THIS PAGE]

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Planning Prepared By: Robert Morales Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: A RESOLUTION APPROVING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDATION: That the City Council consider and adopt a Resolution authorizing Staff to transmit the 2023 General Plan Annual Progress Report, which includes the 2023 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and Governor's Office of Planning and Research.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS:

General Plan Annual Progress Report: California Government Code Section 65400 requires that all cities and counties annually prepare and submit reports on their General Plan and, specifically, on their Housing Element. The General Plan Annual Progress Report (APR) and Housing Element (APR) are submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1st of each year. The General Plan APR reports on the overall status of the General Plan and the progress in its implementation. The Housing Element APR reports on residential building activity throughout the year.

The Ontario Plan (TOP) was adopted by the City Council on January 27, 2010. A technical update to the TOP (TOP 2050), which includes the City's Policy Plan (General Plan), was approved on August 16, 2022. Previously, on March 15, 2022, the City Council adopted the 2021-2029 Housing Element, which was certified by HCD on October 7, 2022. The 2023 General Plan APR (Resolution Attachment "A") summarizes progress toward implementation of the nine elements of the General Plan. As outlined in the report, the City continues to make substantial progress towards the 300-plus goals and policies identified in the Policy Plan.

Housing Element Progress Report: In accordance with California Government Code Section 65400, a report analyzing the City's progress towards compliance with the adopted Housing Element must be submitted to HCD and OPR annually. Cities and counties with compliant Housing Elements and up-to-date Housing Element APR submissions gain access to State grant funding (e.g., SB 2 Building Homes and Jobs Act and the Local Early Action Planning (LEAP) grants program). The APR for the calendar year 2023 is the second progress report for the 2021-2029 Housing Element.

Since the enactment of SB 35 and AB 879 2018 in 2018, the reporting requirements for the APR have significantly increased. Previously, reporting on issued building permits and the status of housing programs identified in The Ontario Plan was required. For the 2023 calendar year, reporting requirements have been expanded to include housing applications, entitlements, building permits issued, certificates of occupancy issued, and projects submitted under the new streamlining provisions. The reporting must also include the assessor's parcel number (APN), address, and local jurisdiction identification number, as well as reporting on the status of all housing programs. The Housing Element APR (Resolution Attachment "A") tracks housing activity from January 1, 2023, to December 31, 2023. The tables in the APR include the following:

- ***Table A*** **- Housing Development Applications Submitted:** This table tracks and identifies each application submitted, unit type, application submittal date, unit count (including affordability by housing income), total units, units approved, units disapproved, and project streamlining during the reporting period. The City received applications for 1,581 units during the reporting period, including 7 units in the Moderate-Income category and 1,574 units in the Above Moderate-Income category. Of those units submitted, 233 units were approved, and 1,348 were still awaiting final approval.

- ***Table A2*** **- Annual Building Activity Report Summary - New Construction, Entitled, Permits, and Completed Units:** This table identifies each project submitted, unit type, affordability by household income for completed entitlement, affordability by household income for building permits, affordability by household income for certificates of occupancy, streamlining, financial assistance, deed restrictions, and demolished/destroyed units. Entitlements were approved for 1,678 units (this total includes applications submitted in prior years). Building permits were issued for 1,557 units. Certificates of Occupancy were issued for 616 units (which include issued building permits from calendar years since 2019). *Table A2 is not attached to this report due to its size and printing limitations; however, copies are available from the Records Management Department.*

- ***Table B*** **- Regional Housing Needs Allocation Progress - Permitted Units Issued by Affordability:** This table summarizes the City's progress towards meeting the Regional Housing Needs Allocation (RHNA). The table identifies the number of units permitted by the affordability category and identifies progress toward meeting the RHNA allocation. The report identifies the progress on these implementing programs and progress toward the City's RHNA allocation. This report covers year 2 of an 8-year cycle (100% of the Housing Element/RHNA cycle). Within this planning cycle, the City has issued permits to 19% of the total identified RHNA allocation. In 2023, the City issued building permits for a total of 30 units in the Very Low-Income category (for households with incomes ranging from 0-50% of

the area median income (AMI)), 20 units in the Low-Income category (for households with incomes between 50-80% of the AMI), and 1,507 units in the Above Moderate-Income category (for households earning above 120% of the AMI). This included 1,235 single-family units, 194 multi-family units, and 128 Accessory Dwelling Units (ADUs).

- ***Table C*** **- Sites Identified or Rezoned to Accommodate Shortfall Housing Need:** This table identifies those parcels rezoned during the year to address a shortfall of available sites to meet the City's RHNA allocation. During the reporting period, a total of 5 properties were rezoned to a comply with the no net loss law. The distribution of units includes 27 in the very low-income category, 26 in the low-income category, 53 units in the moderate-income category, and 165 units in the above-moderate-income category.

- ***Table D*** **- Program Implementation Status pursuant to Government Code Section 65583:** This table provides a summary of the City's annual progress in implementing programs and statutory requirements of the 2021-2029 Housing Element. The Housing Element identifies four major categories of housing goals and includes 34 implementing programs to accomplish these goals. The four major categories include: Neighborhoods and Housing Supply and Diversity Government Constraints Housing Assistance. The attached narrative includes a more detailed explanation of each of the Housing Programs, its objective, timeframe, and status.

- ***Table E*** **- Commercial Development Bonus Approved pursuant to Government Code Section 65915.7:** This table identifies those commercial sites receiving a development bonus for contributing to or providing affordable housing. There were no projects to report on during the reporting period.

- ***Table F*** **- Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c):** This table is optional and allows jurisdictions to list (for informational purposes) units that were substantially rehabilitated, acquired, or preserved, but do not count towards the RHNA. Units may only be credited towards the RHNA when they are included as part of a specific program that meets Government Code Section 65583.1(c)(2). There were no projects to report on during the reporting period.

- ***Table F2*** **- Above Moderate-Income Units Converted to Moderate Income pursuant to Government Code Section 65400.2:** For up to 25% of a jurisdiction's moderate-income regional housing needing allocation, the Planning Department may include the number of units in an existing multi-family building that was converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. There were no Above Moderate-Income units converted to Moderate Income during the reporting period.

- ***Table G*** **- Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1:** This table is only to be filled out if the housing element sites inventory that contains a site which is or was owned by the reporting jurisdiction and has been sold, leased,

or otherwise disposed of during the reporting year. There were a total of 4 properties sold for an affordable housing project.

- ***Table H* - Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code Section 54221 or Identified as Excess Pursuant to Government Code Section 50569:** This table is used to create an inventory of surplus lands and all lands over its foreseeable needs if any, that a City owns or controls. There were no locally owned or controlled lands to report on during the specified reporting period.

- ***Table J* - Student Housing With Density Bonus:** This table only needs to be completed if there was student housing constructed with a density bonus approved subject to Government Code Section 65915(b)(1)(F). There was no student housing constructed during this period.

- ***Table K* - Tenant Preference Policy:** Local governments must inform the California Department of Housing and Community Development about tenant preference ordinances in their annual housing progress report. Starting January 1, 2023, if a local government adopts such an ordinance, they must create a webpage on their official site within 90 days, displaying the ordinance and supporting materials. The City does not currently have a tenant preference ordinance in place.

- **LEAP Grant Reporting:** Cities are required to report on the status of their Local Early Action Planning (LEAP) grant. Ontario was awarded $500,000 in LEAP funding and applied those funds toward the TOP 2050 Update. The City has submitted a LEAP request for reimbursement of funds totaling $500,000.

Staff recommends the City Council accept the General Plan and Housing Element Reports and approve the Resolution authorizing submittal of the reports to the State.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV24-001), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

WHEREAS, the City of Ontario adopted The Ontario Plan pursuant to Section 65300 of the Government Code on January 27, 2010; and

WHEREAS, the City of Ontario adopted a technical update to The Ontario Plan (TOP 2050), which includes the City's Policy Plan (general plan) pursuant to Section 65300 of the Government Code on August 16, 2022; and

WHEREAS, the City of Ontario adopted the 2021-2029 Housing Element of the General Plan pursuant to Section 65352 of the Government Code on March 15, 2022; and

WHEREAS, the California Department of Housing and Community Development certified that the adopted 2021-2029 Housing Element was in full compliance with state housing law on October 7, 2022; and

WHEREAS, the City is required to submit an annual report on the status of the General Plan and progress in its implementation per Government Code Sections 65400 and 65700 and the City is required to submit an annual report on the progress of the Housing Element per Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2023 General Plan Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Sections 65400 and 65700 and the proposed 2023 Housing Element Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2023 Housing Element Annual Progress Report is the second Annual Progress Report for the 2021-2029 Housing Element Cycle; and

WHEREAS, the proposed 2023 General Plan Annual Progress Report, which includes the 2023 Housing Element Annual Progress Report, is categorically exempt from California Environmental Quality Act (CEQA), as amended (Section 15306, Information Collection); and

WHEREAS, on March 19, 2024, the City Council of the City of Ontario conducted a hearing to review the proposed 2023 General Plan Annual Progress Report, which includes the Housing Element Annual Progress Report, and accept public comments on the Report and concluded said hearing on that date.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, California, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15306, (Class 6 – Information Collection) of the CEQA Guidelines; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgement of the City Council.

SECTION 2. ***City Council Action.*** Based upon the findings and conclusions set forth in Section 1 above and upon the substantial evidence presented to the City Council including the 2023 General Plan Annual Progress Report and public comments during the above-referenced hearing, the City Council hereby APPROVES the herein described Report attached hereto as "Attachment A," and incorporated herein by this reference; and Planning staff is hereby authorized to submit the Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

SECTION 3. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 4. ***Certification to Adoption.*** The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2024.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

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SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

2023 General Plan Element Annual Progress Report

(Document follows this page)

CITY OF ONTARIO

2023 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by

City of Ontario

Planning Department

The Ontario Plan:

The Ontario Plan (TOP) serves as the foundational framework for the City's business plan, guiding its operations as a municipal corporation composed of six (6) distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan (General Plan); 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. Within TOP, the Policy Plan component fulfills the functional and legal requirements of a General Plan, encompassing nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design, Social Resources, with Environmental Justice interwoven throughout. The online version of The Ontario Plan is accessible at Ontarioca.gov/Ontarioplan.

Advancing toward the City's Vision of a "Complete Community," TOP provides a structured framework that aligns long and short-term goals and policies with budgeting, implementation, and outcome assessment, supporting day-to-day operations. This approach aims at establishing and promoting Ontario's leadership role in the region across key areas. The Ontario Plan facilitates the integration of planning decisions with those made by other City departments, fostering better linkages between the goals outlined in various documents. Recognizing the need for an update, the City has embarked on a TOP Update to incorporate legislative mandates and revisit the shared vision of a "Complete Community.

Annual General Plan Report:

The City of Ontario undertook a comprehensive update of its General Plan, known as The Ontario Plan (TOP), originally adopted by the City Council on January 27, 2010. The update, named TOP 2050, was initiated in 2019 and included revisions to the City's Policy Plan (general plan). The revised Policy Plan received approval from the City Council in August 2022.

The 2023 General Plan Annual Progress Report (Attachment A) presents a comprehensive list of the Policy Plan Goals and Policies, along with their associated status and comments. The primary objective of the Annual Progress Report is to provide the City Council with an update on the progress made in implementing the General Plan's (TOP) Vision. A secondary aim is to fulfill the annual reporting obligations of both the General Plan Annual Progress Report, submitted to the Governor's Office of Planning and Research (OPR), and the Housing Element Annual Progress Report, submitted to the

California Department of Housing and Community Development (HCD). Both reports are due to their respective state agencies by April 1st of each year.

The General Plan Implementation Program Table identifies the General Plan policies that have been completed, are in progress, or are ongoing activities of the City. To assist in the review of the General Plan APR, this report presents the following information:

- EXHIBIT A – 2023 General Plan Implementation Program Table.
    - Attachment 1 – Amendments to the General Plan adopted by the City in 2023.
- EXHIBIT B – 2023 Housing Element Annual Progress Report.
    - Attachment 1 – Housing Element Land Inventory Map.

EXHIBIT A

2023 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

Goal	Policy	Action	Action Status/Comments
LAND USE ELEMENT			
LU-1 –Balance			
LU-1	**A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.**		
	LU-1.1	**Strategic Growth.** We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City. (Refer to Mobility Element Policies M2-M-2.1, M3-M-3.3; Community Design Element Image and Identity Section; Community Design Policies CD-3.1, CD-3.3, CD-3.6)	Ontario, a cornerstone of regional development, has demonstrated its leadership in home sales in Southern California. The Planning Department processed 457 project applications. The Planning Commission has entitled 1,678 dwelling units, 66,665 sq ft of retail/commercial space, and 7,309,006 sq ft of industrial space. Notably, permits were successfully finalized for 616 dwelling units, 47,491 sq ft of retail/commercial space, and 90,098 sq ft of industrial space. These accomplishments underscore Ontario's pivotal role in driving forward regional progress.
	LU-1.2	**Sustainable Community Strategy**. We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.	City staff is continuing to work with both SBCTA and SCAG in support of sustainable strategies through participation in the development of the RTP/SCS So Cal Connect and local initiatives, including participation in the formation and founding member of the Inland Southern California Climate Collaborative (ISC3).
	LU-1.3	**Adequate Capacity**. We require adequate infrastructure and services for all development.	On-going. Through our CIP program, City staff continues to update infrastructure needs.
	LU-1.4	**Multimodal Mobility.** We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on active transportation, transit, electric vehicles, and multimodal transportation opportunities. (Refer to Mobility Element Policies M-2.1, M-3.3; Community Design Element Policy CD-2.6, CD-3.1, CD-3.3, CD3.6).	On-going.
	LU-1.5	**Jobs-Housing Balance.** We coordinate land use, infrastructure, and transportation planning and analysis with the regional, county, and other local agencies to further regional and sub-regional goals for jobs-housing balance. (Refer to Community Economics Element Policy CE-1.1; Mobility Element Policy M-1.6)	On-going.
	LU-1.6	**Complete Community.** We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate	On-going. City staff has processes Development Plan applications, tract maps, and Conditional Use Permits encompassing a wide variety of residential, commercial, and industrial land uses.

Goal	Policy	Action	Action Status/Comments
		within Ontario. (Refer to Community Economics Element Complete Community Section; Community Design Element Urban, Mixed Use, and Transit-oriented Place Types Section)	
LU-2 – Compatibility			
LU-2	**Compatibility between a wide range of uses and resultant urban patterns and forms.**		
	LU-2.1	**Land Use Decisions**. We minimize adverse impacts on adjacent properties when considering land use and zoning request.	On-going.
	LU-2.2	**Buffers**. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur. Additional mitigation is required when new uses could negatively impact environmental justice areas. (Refer to Community Design).	On-going.
	LU-2.3	**Hazardous Uses.** We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants, or hazardous materials. (Refer to Hazardous Materials & Waste including Policies S-6.4 and S-6.5).	Ongoing. Reviewed as part of project processing.
	LU-2.4	**Regulation of Nuisances**. We regulate the location, concentration, and operations of potential nuisances.	On-going.
	LU-2.5	**Regulation of Uses**. We regulate the location, concentration, and operations of uses that have impacts on surrounding land uses.	On-going.
	LU-2.6	**Infrastructure Compatibility**. We require infrastructure to be aesthetically pleasing and in context with the community character.	Ongoing. Infrastructure siting is reviewed as part of the project processing.
	LU-2.7	**Inter-jurisdictional Coordination**. We maintain an ongoing liaison with ONT, Caltrans, Public Utilities Commission, the railroads, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.	The City of Ontario coordinates with the Ontario International Airport Authority (OIAA), state and local entities, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.
	LU-2.8	**Transitional Areas.** We require development in transitional areas to protect the quality of life of current residents.	On-going.
	LU-2.9	**Methane Gas Sites.** We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.	On-going.
	LU-2.10	**Sensitive Uses.** We monitor and share information with the community about stationary and non-stationary emission	On-going.

Goal	Policy	Action	Action Status/Comments
		sources. We encourage siting and design of facilities to minimize health and safety risks on existing and proposed sensitive uses, especially in environmental justice areas.	
	LU-2.11	**Context-Aware Transitions and Connections.** We require new development projects and land-planning efforts to provide context-aware and appropriate transitions and connections between existing and planned neighborhoods, blocks, sites, and buildings. (Refer to Community Design Element Policies CD-1.1, CD-1.3, CD-3.4)	On-going.
LU-3 – Flexibility			
LU-3	**Staff, regulations and processes that support and allow flexible responses to conditions and circumstances in order to achieve the Vision.**		
	LU-3.1	Development Standards. We maintain clear development standards that allow flexibility to achieve our Vision. and provide objective standards that ensure predictability and deliver the intended physical outcomes. (Refer to Community Design)	The City has periodically updated the zoning and development standards to support project processing and implemented a streamlined Administrative Use Permit process, in compliance with State mandates.
	LU-3.2	**Design Incentives**. We offer design incentives to help projects achieve the Vision. (Refer to Community Design).	The City offers a Preliminary Review process for proposed entitlement projects. The City has conducted two updates to address legislative actions.
	LU-3.3	**Land Use Flexibility**. We consider uses not typically permitted within a land-use category if doing so improves livability, reduces vehicular trips, creates community gathering places and activity nodes, and helps create identity.	On-going.
LU-4 Phased Growth			
LU-4	**Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.**		
	LU-4.1	**Commitment to Vision**. We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.	On-going.
	LU-4.2	**Interim Development.** We allow development in urban, mixed use, and transit-oriented Place Types that is not immediately reflective of our ultimate Vision for the Place Type, provided it can be modified or replaced when circumstances are right to support development aligned with the Place Type Vision. We will not allow development that impedes, precludes, or compromises our ability to achieve our Vision. (Refer to Community Economics Element Policy CE-2.3; Community	On-going. The City encourages development in growth areas commissary to the scale of development that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.

Goal	Policy	Action	Action Status/Comments
		Design Element Policy CD-1.2; Community Design Element Urban, Mixed Use, and Transit-oriented Place Types section).	
	LU-4.3	**Infrastructure Timing**. We require that the necessary infrastructure and services be in place prior to or concurrently with development.	On-going and achieved through the City development entitlement process.
	LU-4.4	**Shared Infrastructure.** We encourage and facilitate the use of shared infrastructure (including shared or managed parking) in urban, mixed use, and transit-oriented Place Types. (Refer to Community Design Element Policy CD-3.6)	On-going.
LU-5 – Airport Planning			
LU-5	**Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.**		
	LU-5.1	**Coordination with Airport Authorities**. We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update and maintenance of airport-related plans.	On-going.
	LU-5.2	**Airport Planning Consistency**. We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations, and/or adopted master plans and airport land use compatibility plans for ONT and Chino Airport.	The City of Ontario updated the Ontario Airport Land Use Compatibility Plan to be consistent with the most recent Airport Layout Plan for ONT. The City made revisions to the City of Ontario Development Code, establishing the Chino Airport Overlay zoning district to be in compliant with the Chino Airport Land Use Compatibility Plan adopted in 2022.
	LU-5.3	**Airport Impacts**. We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations – their homes.	The City of Ontario previously managed the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The Quiet Home Program focused on land acquisition and noise insulation of residential properties impacted by airport noise, but was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contours, which eliminated funding for the program. The City continues to support the Ontario International Airport Authority (OIAA) to maintain the Noise Management Program for ONT.
	LU-5.4	**ONT Growth Forecast**. We support and promote an ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	The city supports the OIAA Joint Powers Agreement (JPA), the owner of the Ontario International Airport. In 2023, ONT increase to over 6.4 million passengers 700 thousand tons of cargo.
	LU-5.5	**Airport Compatibility Planning for ONT**. We create and maintain the Airport Land Use Compatibility Plan for ONT.	On-going.

Goal	Policy	Action	Action Status/Comments
	LU-5.6	**Alternative Process**. We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning.	On-going.
	LU-5.7	**ALUCP Consistency with Land Use Regulations**. We comply with state law that requires general plans, specific plans, and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public-use airport.	On-going.
	LU-5.8	**Chino Airport.** We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.	The City made revisions to the City of Ontario Development Code, establishing the Chino Airport Overlay zoning district to be in compliant with the Chino Airport Land Use Compatibility Plan adopted in 2022.
COMMUNITY DESIGN ELEMENT			
CD-1 – Image & Identity			
CD-1	A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses		
	CD-1.1	**City Identity**. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.	On-going.
	CD-1.2	**Place Types.** We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities. (Refer to Community Design Element Urban, Mixed Use, and Transit-oriented Place Types Section)	The General Plan provides guidance in the development of identified Growth Areas and supports distinctive and unique places as development applications are submitted. For the Historic Downtown Growth Area, the City approved a Downtown Mixed-Use District Plan to provide a clear and distinctive design program. A Downtown Planned Unit Development is in process to provide detailed design requirements.
	CD-1.3	**Existing Neighborhoods.** We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.	On-going.
	CD-1.4	**Transportation Corridors**. We will enhance our major transportation corridors within the City through landscape, hardscape, signage, and lighting. The extent of enhancement should be appropriate to the use, type, and context of each corridor.	On-going.
	CD-1.5	**View Corridors**. We require all major north-south streets be designed and redeveloped to feature views of the San	On-going and implemented through our entitlement design review process.

Goal	Policy	Action	Action Status/Comments
		Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards, and maybe enhanced by framing with trees.	
CD-2 – Design Quality			
CD-2	**A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.**		
	CD-2.1	**Quality Building Design and Architecture**. We encourage all development projects to convey visual interest and character through 1) Building volume, massing, and height to provide appropriate scale and proportion; 2) A true architectural style which is carried out in the plan, section and elevation through all aspects of the building and site design and appropriate for its setting; 3) Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.	To ensure quality architecture and consistent application, the City has created an on-going Urban Design Studio training module providing staff the opportunity to learn and collaborate regarding basic quality design concepts. In addition, the Ontario Development Code and city-wide Specific Plans provide for design guidelines for residential and non-residential developments that focus on neighborhood context, building scale/massing, materials, and architectural styles. As part of The Ontario Plan 2050 Update, the City is in the process of completing Objective Development and Design Standards.
	CD-2.2	**Neighborhood Design.** We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as: 1) A pattern of smaller, walkable blocks that promote access, activity, and safety; 2) Variable setbacks and parcel sizes to accommodate a diversity of housing types; 3) Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows; 4) Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the street frontage as the "outdoor living room") and porches in front of homes, as appropriate; and 5) Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.3	**Commercial Areas**. We desire commercial centers to be distinctive, pedestrian-friendly, functional, and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.4	**Urban, Mixed-Use, Urban Office, and Transit-oriented Areas**. We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	Policy	Action	Action Status/Comments
		pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type. (Refer to Community Design Element Urban, Mixed Use, and Transit-oriented Place Types Section)	
	CD-2.5	**Streetscapes.** We design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration, to strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.6	**Connectivity**. We promote development of local street patterns, multimodal networks, and connected public spaces that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands" through the following means:1) Local street patterns that provide access between subdivisions, within a neighborhood and discourage through traffic; 2) A local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials and to provide adequate emergency and evacuation access; and 3) Pedestrian and bicycle networks that provide convenient access to neighborhoods and nearby destinations, such as schools, parks, other public spaces, commercial areas, and transit stops.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.7	**Sustainability.** We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. As part of The Ontario Plan 2050 Update, the Community Climate Action Plan was updated to address SB 32 goals.
	CD-2.8	**Safe Design**. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	Policy	Action	Action Status/Comments
		and visually isolated spaces, maintaining visibility and accessibility, and using lighting.	
	CD-2.9	**Landscape Design**. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.10	**Parking Areas.** We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include: 1) Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field; 2) Structured parking: facade articulation, screening, appropriate lighting, and landscaping; and 3) Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.11	**Entry Statements**. We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed-use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.12	**Site and Building Signage**. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-2.13	**Entitlement Process.** We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.	On-going and implemented through the City' Preliminary Review process that allows stakeholders to anticipate Development Code, and infrastructure requirements, before formal entitlement submittal.
	CD-2.14	**Availability of Information**. We provide easy access to information for developers, builders, and the public about design quality, construction quality, and sustainable building practices.	On-going and implemented through information on the Planning Department Website and Public Counter handouts.

Goal	Policy	Action	Action Status/Comments
	CD-2.15	**Leverage Professional and Trade Organizations**. We support excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources, and programs for developers, builders, and the public.	On-going. The City continues to work in collaboration with the Building Industry Association (BIA) and other organizations to help provide resources and programs for developers, builders, and the public.
	CD-2.16	**Transit Stops**. We require transit stops be conveniently located, well lit, safe, and clearly accessible to pedestrians, bicyclists, and people of all abilities.	On-going.
CD-3 – Pedestrian & Transit Environments			
CD-3	**Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.**		
	CD-3.1	**Unique Identity.** We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-3.2	**Comfortable, Human-Scale Public Realm.** We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-3.3	**Complete and Connected Network**. We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-3.4	**Context-Aware and Appropriate Design.** We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	Policy	Action	Action Status/Comments
	CD-3.5	**Active Frontages**. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD-3.6	**Managed Infrastructure**. We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
CD-4 – Historic Preservation			
CD-4	**Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, have been preserved and serve as a focal point for civic pride and identity.**		
	CD-4.1	**Cultural Resource Management**. We update and maintain an inventory of historic sites and buildings, professional collections, artifacts, manuscripts, photographs, documents, maps, and other archives.	City staff updates and maintains the inventory on an on-going regular basis.
	CD-4.2	**Collaboration with Property Owners and Developers**. We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes, and neighborhoods.	City staff works with residential property owners and developers on preservation, restoration, rehabilitation, and adaptive reuse of historic buildings, and on new "infill" construction located within historic neighborhoods by requiring a Certificate of Appropriateness. Staff will guide the applicant through the process and make recommendations on appropriate treatments pursuant to the Secretary of Interior Standards for the Treatment of Historic Properties.
	CD-4.3	**Collaboration with Outside Agencies**. We pursue opportunities to team with other agencies, local organizations, and non-profits in order to preserve and promote Ontario's heritage.	City staff collaborates with state, regional, and sub-regional agencies to avoid or mitigate impacts that projects might have on cultural resources.
	CD-4.4	**Incentives.** We use the Mills Act and other federal, state, regional, and local programs to assist property owners with the preservation of select properties and structures.	The City has a Mills Act Program and a Downtown Façade Improvement Program to incentivize the preservation of historic buildings. To date, the City has 98 properties participating in the Mills Act Program.
	CD-4.5	**Adaptive Reuse.** We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.	City staff receives training and support for the use of the Historic Building Code for the adaptive reuse of historic buildings. The City has initiated the development of an Adaptive Reuse Ordinance.

Goal	Policy	Action	Action Status/Comments
	CD-4.6	**Promotion of Public Involvement in Preservation**. We engage in programs to publicize and promote the City's and the public involvement in preservation efforts.	The City provides a variety of programs, including Landmark Plaque Program, annual Historic Preservation Awards for property owners who have excelled in historic preservation.
	CD-4.7	**Public Outreach**. We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario, and the Robert E. Ellingwood Model Colony History Room.	Provide opportunities for our residents to learn about preservation through Arts and Culture programming, including the website for cataloging historic information.
CD-5 – Protection of Investment			
CD-5	**A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.**		
	CD-5.1	**Maintenance of Buildings and Property**. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.	On-going. Refer to the attached Housing Element Annual Progress Report
	CD-5.2	**Maintenance of Infrastructure.** We require the continual maintenance of infrastructure.	On-going.
	CD-5.3	**Improvements to Property & Infrastructure**. We provide programs to improve property and infrastructure.	Complete the integration of Ontario Ranch Development Impact Fee (DIF) credits and reimbursements with the Accela Permitting System, improving the accounting data as well as secure city assets and infrastructure.
	CD-5.4	**Neighborhood Involvement**. We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.	On-going. The Neighborhood Action Team was formed in 2019 and included key members from various City agencies. This team is the implementing entity for the Neighborhood Preservation Strategy, which is designed to create meaningful community engagement to build sustainable neighborhoods organically.
HOUSING ELEMENT			
COMMUNITY ECONOMICS ELEMENT			
CE-1 – Complete Community			
CE-1	**A complete community that provides for all incomes and stages of life.**		
	CE-1.1	**Jobs-Housing Balance**. We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.	On-going.

Goal	Policy	Action	Action Status/Comments
	CE-1.2	**Jobs and Workforce Skills.** We use our economic development resources to 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education, and 3) attract businesses that increase Ontario's stake and participation in growing sectors of the regional and global economy. (Refer to Social Resources Policy SR-2.2).	On-going. The City is engaged in several partnership programs from local school districts (OMSD, etc.) and Community Colleges to San Bernardino County Workforce Development Department (SBCWDD). Partnering with the schools, the City continues to support the Ontario-Montclair Promise Scholars Program to assist Ontario-Montclair youth by helping to prepare them in their journey towards a college education. SBCWDD oversees a suite of workforce development programs in the region that help place San Bernardino County residents in new jobs or gain new skills. These programs include job fairs at the local community colleges and high schools, job readiness workshops, and one-on-one job coaching. Additionally, SBCWDD oversees a number of educational programs to help prepare unemployed or underemployed residents to enter the workforce, including English language courses, assistance obtaining a high school diploma or General Educational Development (GED), and scholarships for higher education. As part of the Strategic Growth Council TCC grant workforce opportunities reach residents of the TCC project area specifically, SBCWDD created a permanent workforce development program within downtown Ontario. The City initiated a virtual workforce development program and completed the Workforce Development Office space within the Ovitt Family Community Library. Ontario City Library partners with Jobs Vision Success – JVS SoCal, a regional workforce development nonprofit headquartered in Los Angeles. The library specifically partners with the JVS Veterans Services team with available virtual veterans resources services.
	CE-1.3	**Regional Approach to Workforce Development**. We work with our partners to provide workforce training and development services throughout the region, recognizing that Ontario employers rely on workers living outside of the City.	SBCWDD established a Satellite Workforce Services Office to provide job training and placement assistance for residents. Additional opportunities are available to partner with SBCWDD with the anticipated City campus expansion. Workforce Development office located at Ovitt Family Community Library and open M-F, same hours as library.
	CE-1.4	**Business Retention and Expansion**. We continuously improve two-way communication with the Ontario business community and emphasize customer service to existing businesses as part of our competitive advantage.	On-going. City staff engages in an on-going proactive business retention program encompassing scheduled virtual/in person one-on-one meetings with the business to identify needs to help enhance

Goal	Policy	Action	Action Status/Comments
			business services or explore possible expansion options and informal periodic check-ins.
	CE-1.5	**Business Attraction**. We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.	The City continues a proactive approach to attract businesses through virtual attendance to various conferences and tradeshows (e.g., ICSC) throughout the country and collaborate with local partners (e.g., OIAA).
	CE-1.6	**Diversity of Housing**. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.	On-going. The City continues to collaborate with the development community on a variety of housing types for every stage of life.
	CE-1.7	**Retail Goods and Services**. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CE-1.8	**Regional Attractions**. We encourage the development and programming of regional cultural and entertainment destinations in Ontario.	On-going. The City-Owned Toyota Area and regional Outlet Mall (Ontario Mills) are regional attractions. The finalized the Downtown Mixed-Use District Plan is intended to revitalize the Historic Downtown into a vibrant, culturally diverse, mixed-use entertainment destination for our community and visitors. Other regional attractions include the City's Museum of History and Art and the Chaffey Community Museum of Art, located in the City's Downtown. Through special themed exhibits and programmed cultural events, such as the yearly Ontario Festival of the Arts, the Museums attract many residents and visitors to the downtown. Complementing the cultural assets in the Downtown, the Recreation & Community Services Department hosts a ten-week summer concert series and eight-week movies in the park at Ontario Town Square park and parks within Ontario Ranch. Each summer, over 50,000 spectators participate in this summer series. Additionally, the Department hosts an Independence Day Parade, Fireworks Spectacular Show, and Holiday Light Parade, which each bring over 20,000 spectators at each of those events to the City.
	CE-1.9	**Regional Leadership**. We provide leadership for public, quasi-public, and private-sector partners that help Ontario and its	On-going.

Goal	Policy	Action	Action Status/Comments
		residents and businesses realize our goals and achieve our Vision.	
	CE-1.10	**Life-Long Education**. We work with our partners who provide life-long learning to ensure that our residents and workforce have access to education at all stages of life.	On-going. We partner with nonprofit originations, health organizations, and school districts to provide and ensure life-long learning opportunities for our residents and workforce have access to education at all stages of life. The City has established and continues the Community College Promise Program to expand access to higher education, support local economic development initiatives, and encourage students to obtain a vocational or higher education degree to enhance and retain the workforce in the region. The City's Recreation & Community Service Department offers the Empowerment Scholarship Program that allows all youth, adults, seniors and veterans from low-income backgrounds the opportunity to participate in recreation activities, classes, and programs that will enrich their lives and in turn, positively impact their families, schools, and community. The Department also has AmeriCorps Members that act as Youth Mentors to guide children to achieve their dreams and provide mentorship opportunities to them out of the de Anza Community & Teen Center. Additionally, the Department provides programming and outreach at local high-schools to promote programming at each community centers and attract teens to volunteer and take part in the citywide Teen Action Committee.
	CE-1.11	**Socioeconomic Trends**. We continuously monitor, plan for, and respond to changing socioeconomic trends.	On-going.
	CD-1.12	**Circulation.** We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Refer to Mobility Element Public Transit Section).	On-going.
	CD-1.13	**Safety and Security**. We invest in public safety and communicate our successes because the perception and reality of safety and security are necessary prerequisites for private investment and economic growth.	On-going.
CE-2 – Place-Making			
CE-2	**A City of distinctive neighborhoods, districts, and corridors, where people choose to be.**		
	CE-2.1	**Development Projects**. We require new development and redevelopment to create unique, high-quality places that add	On-going.

Goal	Policy	Action	Action Status/Comments
		value to the community. (Refer to Community Design Element).	
	CE-2.2	**Development Review**. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.	On-going.
	CE-2.3	**Interim Development**. We require interim development that does not reflect the long-term Vision, be limited in the scale of development so that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.	On-going.
	CE-2.4	**Protection of Investment**. We require that new development and redevelopment protect the existing investment by providing architecture and urban design of equal or greater quality.	On-going.
	CE-2.5	**Private Maintenance**. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. (Refer to Community Design Policy CD-5.1).	On-going.
	CE-2.6	***Public Maintenance***. We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm, whether on private land, in rights-of-way, or on publicly owned property. (Refer to Community Design Element Policy CD-5.1).	On-going.
CE-3 – Fiscal Decision-Making			
CE-3	**Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.**		
	CE-3.1	**Fiscal Impact Disclosure**. We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs.	Ongoing.
	CE-3.2	**General Plan Amendments**. We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.	On-going.

Goal	Policy	Action	Action Status/Comments
	CE-3.3	**Long-Term Funding Disclosure**. We require those requesting City support or funding for projects or programs to disclose if and how they can be continued without further City support.	The City's CIP is in compliance per state law and provides website links to all revenue share agreements.
	CE-3.4	**Improving Fiscal Decision-Making**. We periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve our fiscal decision-making process.	On-going.
	CE-3.5	**Sustainable Development**. We recognize impacts to municipal finances as an element of sustainability, and we require claims of sustainability to assess fiscal impacts.	On-going.
	CE-3.6	**Fully Funded Liability**. We require long term liabilities such are retiree medical benefits, employee accrued leave balances, and self-insured liability claims to be fully funded to ensure sound, long term fiscal health.	On-going.
	CE-3.7	**Programmatically Balanced Budget**. We require that the annual budget include appropriations allocated in a manner to meet the goal of the programmatically balanced budget.	On-going.
	CE-3.8	**Budget Margins**. We require that the adopted budget for revenues and expenditures reflect sufficient budget margins to minimize negative impacts to City services due to economic uncertainties.	On-going.
	CE-3.9	Complete Comparative Context. We require that our annual budget process provide the complete comparative context for proposed new and increased funding so decision makers can fully understand the trade-offs among budget choices.	On-going.
MOBILITY ELEMENT			
M-1 – Roadway Systems			
M-1	**A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.**		
	M-1.1	**Roadway Design and Maintenance.** We require our roadways to: 1) Comply with federal, state and local design and safety standards; 2) Meet the needs of multiple transportation modes and users; 3) Handle the capacity envisioned in the City of Ontario Master plan of Streets and Highways; 4) Be maintained in accordance with best practices; 5) Be compatible with the streetscape and surrounding land uses, and 6) Promote the efficient flow of all modes of traffic through the	Ongoing maintenance programs include pavement reconstruction, street overlays, slurry seals, pothole repairs, and sidewalk replacement.

Goal	Policy	Action	Action Status/Comments
		implementation of intelligent transportation systems and travel demand management strategies.	
	M-1.2	**Mitigation of Impacts.** We require development to mitigate its traffic impacts.	Ongoing.
	M-1.3	**Roadway Improvements.** We work with Caltrans, SBCTA, and others to identify, fund, and implement needed improvements to roadways when necessary. We work with neighboring jurisdictions to promote regional connectivity, access, and meet operational level of service standards at the City limits.	The City is coordinating with SBCTA and Caltrans the construction of the I-10 Express Lane Project as well as the design of the I-15 Express Lane Project. The City is also working with SBCTA and Omnitrans to improve Holt Boulevard to accommodate a future Bus Rapid Transit (West Valley Connector) and is currently in the Construction Phase.
	M-1.4	**Complete Streets.** We work to provide a complete, balanced, context-aware, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. We prioritize implementation of complete streets improvements in environmental justice areas to facilitate opportunities for residents to use active transportation systems.	The City is working with the City of Fontana on improvements to the intersection of Airport Drive and Etiwanda Avenue. The City is also working with the City of Montclair on bicycle network opportunities.
	M-1.5	**Level of Service.** Maintain a peak hour Level of Service (LOS) E or better at all intersections. Maintain Level of Service D or better on arterial streets in the City. Develop and maintain a list of locations where LOS E or LOS F are considered acceptable and would be exempt from this level of service policy. Considerations for LOS exemption include being restricted by environmental constraints, lacking available right-of-way, deterring an increase in VMT, or degrading other modes of travel (such as bicycle or pedestrian infrastructure).	On-going.
	M-1-6	**Reduce Vehicle Miles Traveled**. We will strive to reduce VMT through a combination of land use, transportation projects, travel demand management strategies, and other trip reduction measures in coordination with development projects and public capital improvement projects.	On-going.
M-2 – Bicycle & Pedestrian .			
M-2	**A system of trails and corridors that facilitate and encourage active modes of transportation.**		
	M-2.1	**Active Transportation.** We maintain our Active Transportation Master Plan to create a comprehensive system of on- and off-street bikeways and pedestrian facilities that are safe,	The City is completing the design of a bicycle boulevard on Vine Avenue and B Street funded from the Active Transportation Program (ATP). The City is also completing the design of a buffered bike lane

Goal	Policy	Action	Action Status/Comments
		comfortable, and accessible and connect residential areas, businesses, schools, parks, and other key destination points.	on Mission Boulevard funded from the Transformative Climate Communities (TCC) grant.
	M-2.2	**Bicycle System.** We provide off-street multipurpose trails and Class II bikeways as our preferred paths of travel and use the Class III for connectivity in constrained circumstances. When truck routes and bicycle facilities share a right-of-way, we prefer Class I or Class IV bicycle facilities. We require new development to include bicycle facilities, such as bicycle parking and secure storage areas.	On-going. The City has a current Multipurpose Trails and Bikeway Plan updated as part of TOP 2050 Update process.
	M-2.3	**Pedestrian Walkways**. We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points. (Refer to Community Design Policy CD-3.3)	The City is completing the design of missing sidewalk along Mission Boulevard funded from the Transformative Climate Communities (TCC) grant.
	M-2.4	**Network Opportunities**. We use public rights-of-way and easements such as, utility easements, levees, drainage corridors, road rights-of-way, medians, and other potential options to maintain and expand our bicycle and pedestrian network. In urban, mixed- use, and transit-oriented Place Types, we encourage the use of underutilized public and private spaces to expand our public realm and improve pedestrian and bicycle connectivity. (Refer to Community Design Element)	On-going.
M-3 –Public Transit			
M-3	**A public transit system that is a viable alternative to automobile travel and meets the basic transportation needs of transit dependent.**		
	M-3.1	**Transitional Areas**. We maintain a proactive working partnership with transit providers to ensure that adequate public transit service is available, cost-efficient, and convenient, particularly for residents in environmental justice areas.	On-going.
	M-3.2	**Alternative Transit Facilities at New Development.** We require new development adjacent to an existing or planned transit stop to contribute to the creation of transit facilities, such as bus shelters, transit bays and turnouts, and bicycle facilities, such as secure storage areas.	On-going. These improvements are incorporated into the design of street improvements where applicable.
	M-3.3	**Transit-Oriented Development**. We may provide additional development-related incentives to those inherent in the Land Use Plan for projects that promote transit use and reduce vehicle miles traveled.	On-going.

Goal	Policy	Action	Action Status/Comments
	M-3.4	**Bus Rapid Transit (BRT) Corridors**. We work with regional transit agencies to implement BRT service and reduce vehicle miles traveled by targeting destinations and corridors with the highest number of potential riders.	On-going. The City continues to work with SBCTA and Ominitrans to refine the design of the West Valley Connector (BRT) project.
	M-3.5	**Light Rail**. We support the extension of the Metro Rail Gold Line to Ontario and will work to secure station locations adjacent to the Meredith site and at the proposed multimodal transit center.	The City completed the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project which looks at potential locations for an MTC on or near the Ontario International Airport connecting future modes of transportation including light rail opportunities.
	M-3.6	**Metrolink Expansion**. We advocate expansion of Metrolink service to include the Downtown and the multimodal transit center.	On-going.
	M-3.7	**High-Speed Rail**. We encourage the development of high-speed rail systems that would enhance regional mobility in southern California and serve the City of Ontario.	On-going.
	M-3.8	**Feeder Systems**. We work with regional transit agencies to secure convenient feeder service from the Metrolink station and the proposed multimodal transit center to employment centers in Ontario.	The City supported SBCTA's pilot program that offers Lyft connections to and from the Ontario International Airport and four Metrolink stations.
	M-3.9	**Ontario Airport Metro Center Circulator**. We will explore the development of a convenient mobility system, including but not limited to shuttle service, people mover, and shared car system for the Ontario Airport Metro Center.	On-going.
	M-3.10	**Multimodal Transportation Center**. We intend to ensure the development of a multimodal transportation center near ONT airport to serve as a transit hub with amenities for transit riders, pedestrians, and bicyclists transitioning to local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center Circulator, and other future transit modes. We support locations for the multimodal transportation center that are north of ONT airport, between Vineyard Avenue and Interstate 15.	The City completed the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project which looks at potential locations for an MTC on or near the Ontario International Airport connecting future modes of transportation including light rail opportunities.
	M-3.11	**Transit and Community Facilities**. We require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit. Conversely, we plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.	The City continues to work with the community in assessing potential needs and collaborate with Omnitrans in potential modifications related to their routes and service levels.

Goal	Policy	Action	Action Status/Comments
M-4 Goods Movement			
M-4	**An efficient flow of goods through the City that maximizes economic benefit and minimizes negative impacts.**		
	M-4.1	**Truck Routes**. We designate and maintain a network of City truck routes that provide for the safe and efficient transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown on Exhibit M-04, Truck Routes. We will minimize conflicts on truck routes through the design and implementation of buffers between travel lanes and pedestrian and bicycle facilities on designated truck routes.	On-going.
	M-4.2	**Regional Participation**. We work with regional and sub-regional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently, and minimize negative environmental impacts. (Refer to Environmental Resources Policy ER-4.3).	City staff works with our regional partners (Southern California Association of Governments (SCAG), California Air Resources Board (CARB), and SBCTA) as new strategies are developed.
	M-4.3	**Railroad Grade Separations**. We eliminate at-grade rail crossings identified on Exhibit M-01, Roadway Classifications.	On-going.
	M-4.4	**Environmental Considerations.** We support both local and regional efforts to reduce/eliminate the negative environmental impacts of goods movement through the planning and implementation of truck routing and the development of a plan to evaluate the future needs of clean fueling/recharging and electrified truck parking.	Through the City's rezoning efforts to ensure the zoning of properties were consistent with the City's adopted General Plan, in part, to ensure warehousing / industrial uses will be compatible with adjacent land uses.
	M-4.5	**Air Cargo.** We support and promote a ONT that accommodates 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	In 2018, local control of the Ontario International Airport was acquired through the formation of the OIAA JPA. The City continues to review development applications for on-airport development projects to ensure the impacts are adequately mitigated. In 2023, ONT increase to approximately 700 thousand tons of cargo.
M-5 – Regional Transportation			
M-5	**A productive leadership role to help identify and facilitate implementation strategies that address regional transportation challenges.**		
	M-5.1	**Regional Leadership**. We maintain a leadership role to help identify and implement potential solutions to long-term regional transportation problems.	City staff are active participants on the SBCTA's Transportation Technical Committee, the SCAG SoCal Connects Technical Working Group, and the State's Active Transportation Advisory Committee.
	M-5.2	**Land Use Compatibility with Regional Transportation Facilities.** We work with ONT, railroads, Caltrans, SBCTA, and other transportation agencies to minimize impacts.	On-going.
ENVIRONMENTAL RESOURCE ELEMENT			

Goal	Policy	Action	Action Status/Comments
ER-1 – Water and Wastewater			
ER-1	**A reliable and cost-effective that permits the City to manage its diverse water resources and needs.**		
	ER-1.1	**Local Water Supply**. We increase local water supplies to reduce our dependence on imported water. New and redevelopment projects are aligned with our available water supply and/or to enhance our available water supply.	The City collaborates with the Metropolitan Water District (MWD) and Inland Empire Utilities Agency (IEUA) in support of local water supplies.
	ER-1.2	**Matching Supply to Use**. We match the water supply and quality to the appropriate use.	On-going. The City's 2020 Urban Water Management Plan (UWMP) is a State-mandated planning document for long-term resource planning to ensure adequate water supplies are available to meet existing and future water supply needs. In addition, the 2020 UMWP incorporates water supply reliability determinations resulting from potential prolonged drought, regulatory revisions, and/or changing climatic conditions.
	ER-1.3	**Conservation.** We work with regional water providers and users to conserve water and ensure sustainable local water supplies as more frequent droughts reduce long term local and regional water availability.	On-going. The Community Climate Action Plan provides water conservation measures, and associated landscape conservation measures. In addition, the Ontario Municipal Utility Company provides citizens with access to water conservation programs.
	ER-1.4	**Supply-Demand Balance.** We require that available water supply and demands be balanced.	On-going. See ER-1.2
	ER-1.5	**Water Resource Management.** Environmental justice areas are prioritized as we coordinate with local agencies to protect water quality, prevent pollution, address existing contamination, and remediate contaminated surface water and groundwater.	On-going.
	ER-1.6	**Urban Run-Off Quantity.** We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.	On-going.
	ER-1.7	**Urban Run-Off Quality.** We require the control and management of urban runoff, consistent with Regional Water Quality Control Board regulations.	On-going. The City's 2021 Sewer System Management Plan (SSMP) is written to comply with the State Water Resources Control Board' s Order No. 2006- 0003- DWQ (as amended by WQ2008- 002-EXEC and WQ2013- 0058EXEC), Statewide General Waste Discharge Requirements for Wastewater Collection Agencies WDR). A SSMP is a document that describes the activities that an agency uses to manage their wastewater collection system effectively. The state describes effective management of a wastewater collection system as including: 1) Maintaining or improving the condition of the collection system infrastructure in order to provide reliable services

Goal	Policy	Action	Action Status/Comments
			into the future; 2) Cost-effectively minimizing infiltration/inflow (UI) and providing adequate sewer capacity to accommodate design flows; and 3) Minimizing the number and impact of sanitary sewer system overflows (SSOs) that occur.
	ER-1.8	**Wastewater Management**. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.	On-going.
ER-2 – Solid Waste & Recycling			
ER-2	**A cost effective, integrated waste management system that meets or exceed state and federal recycling and waste diversion mandates.**		
	ER-2.1	**Waste Diversion**. We shall meet or exceed the AB 939 requirements.	On-going.
	ER-2.2	**Hazardous and Electronic Wastes**. We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law.	On-going.
	ER-2.3	**Purchase Products Made from Recycled Materials**. We purchase recycled-content products where it is cost-effective.	On-going.
ER-3 – Energy			
ER-3	**Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.**		
	ER-3.1	**Conservation Strategy.** We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	On-going.
	ER-3.2	**Green Development – Communities.** We encourage the use of the LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.	On-going.
	ER-3.3	**Building and Site Design.** We require new construction to incorporate energy-efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar, and natural ventilation.	On-going. The City has adopted the most current Uniform Building Code Title 24 requirements and incorporates energy-efficient and site design strategies in compliance with the Community Climate Action Plan implementation strategies.
	ER-3.4	**Green Development – Public Buildings.** We require all new and substantially renovated City buildings in excess of 10,000 square feet to achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	On-going. New and renovated City Facilities are designed to incorporate site and building conservation measures.

Goal	Policy	Action	Action Status/Comments
	ER-3.5	**Fuel-Efficient and Alternative Energy Vehicles and Equipment.** We require purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	The City of Ontario Fleet currently has 5 EV vehicles, 5 Hybrid vehicles and 105 CNG vehicles. We are planning on adding 5 additional hybrid PD interceptors in fiscal year 23/24. The City currently has installed 56 EV charging stations located throughout City Facilities.
	ER-3.6	**Generation – Renewable Sources**. We promote the use of renewable energy sources (e.g., solar, wind, biomass) in public and private sector development.	The City launched the "Smart Ontario" program committing the City services to become more sustainable through installing solar and battery backup on City facilities and increasing efficiencies in the area of HVAC and lighting for a total of 4,775 kw. As part of the TCC grant program Grid Alternative has installed an additional 9solar panel systems on single-family homes totaling approximately420kw.
ER-4 - Air Quality			
ER-4	**Improve indoor and outdoor air quality and reduced locally generated pollutant emissions.**		
	ER-4.1	**Land Use**. We reduce GHG and other local pollutant emissions through compact, mixed-use, and transit-oriented development and development that improves the regional jobs-housing balance.	On-going.
	ER-4.2	**Sensitive Land Uses**. We prohibit the future siting of sensitive land uses within the distances defined by the California Air Resources Board for specific source categories without sufficient mitigation.	City staff project review process incorporates a pilot Healthy Development Checklist in support of Healthy Ontario objectives and the potential need to conduct a Health Risk Assessment.
	ER-4.3	**Greenhouse Gases (GHG) Emissions Reductions**. We reduce GHG emissions in accordance with regional, state, and federal regulations.	As part of the General Plan Update, the City updated the Community Climate Action Plan to address 2030 and 2050 Statewide Targets. The Plan was adopted in August 2022. The City is installing solar upon municipal facilities, installing ev charging within all new parking areas, and expanding our active transportation network.
	ER-4.4	**Indoor Air Quality**. We will comply with State Green Building Codes relative to indoor air quality. We seek funding to improve indoor air quality for households with poor indoor air quality, with priority for lower income households in environmental justice areas.	On-going.
	ER-4.5	**Transportation**. We promote mass transit and non-motorized mobility options (walking, biking) to reduce air pollutant emissions.	On-going.
	ER-4.6	**Particulate Matter**. We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.	On-going.

Goal	Policy	Action	Action Status/Comments
	ER-4.7	**Other Agency Collaboration**. We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source.	On-going.
	ER-4.8	**Tree Planting**. We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.	On-going. The City is designated as a "Tree City". The City annually plants new trees and/or replaces dead, diseased or damaged trees to increase carbon sequestration and help with the regional and local air quality. The City in 2023 has planted an additional 280 trees.
	ER-4.9	**New Localized Air Pollution Sources Near Existing Sensitive Receptors.** We require new developments to conduct a Health Risk Assessment for land uses that generate more than 100 trucks per day or 40 trucks per day by trucks operating transportation refrigeration units (TRU's) within 1,000 feet from sensitive land uses (California Health and Safety Code § 42705.5(a)(5)). If the health risk assessment determines the new development poses health hazards that increase the incremental cancer risk above the threshold established by the South Coast Air Quality Management District (AQMD), we will only approve permits upon the condition that adequate mitigation measures are proposed and implemented for potential impacts on the sensitive uses around the site and along the route within Ontario taken by the trucks to and from freeways. We require new developments that must perform a health risk assessment to conduct additional public outreach by sending notifications in multiple languages to all residents living within 500 feet and encourage hosting a public meeting.	On-going.
ER-5 – Biological, Mineral and Agricultural Resources			
ER-5	**Protect high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.**		
	ER-5.1	**Habitat Conservation Areas**. We support the protection of biological resources through the establishment, restoration, and conservation of high-quality habitat areas.	On-going.
	ER-5.2	**Entitlement and Permitting Process**. We comply with state and federal regulations regarding protected species.	On-going.
	ER-5.3	**Right to Farm**. We support the right of existing farms to continue their operations within the Ontario Ranch.	The City allows existing agricultural uses to continue for as long as they wish to operate and interim agricultural uses to operate.
	ER-5.4	**The Transition of Farms**. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.	On-going.

Goal	Policy	Action	Action Status/Comments
	ER-5.5	**Mining Operations**. We prohibit future mining operations where the resource extraction activities are incompatible with existing or proposed adjacent land uses.	On-going.
SAFETY ELEMENT			
S-1 – Seismic & Geologic Hazards			
S-1	**Minimize risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced or other geological hazards.**		
	S-1.1	**Implementation of Regulations and Standards**. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.	On-going.
	S-1.2	**Entitlement and Permitting Process.** We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.	On-going.
	S-1.3	**Continual Update of Technical Information**. We maintain up-to-date California Geological Survey seismic hazard maps.	On-going.
	S-1.4	**Seismically Vulnerable Structures**. We conform to state law regarding unreinforced masonry structures and coordinate with not-for-profits to facilitate seismic retrofits in environmental justice areas and for low-income households.	On-going.
S-2 – Flood Hazards			
S-2	**Minimize risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.**		
	S-2.1	**Entitlement and Permitting Process.** We require hydrological studies prepared by a state-certified engineer when new development is located in a 100-year or 500-year floodplain to assess the impact that the new development will have on the flooding potential of existing development down-gradient.	On-going.
	S-2.2	**Flood Insurance.** We require any new development partially or entirely in 100-year flood zones to provide detailed floodplain mapping for 100- and 200-year storm events as part of the development approval process.	On-going.
	S-2.3	**Facilities that Use Hazardous Materials**. We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year flood zone unless all standards of elevation, floodproofing, and storage	On-going.

Goal	Policy	Action	Action Status/Comments
		have been implemented to the satisfaction of the Building Department.	
	S-2.4	**Prohibited Land Uses**. We prohibit the development of new essential and critical facilities in the 100-year floodplain and discourage the development of new essential and critical facilities in the 500-year floodplain unless all standards of elevation and flood proofing demonstrate that a facility can be safe and operational during a flood event, implemented to the satisfaction of the Building Department.	On-going.
	S-2.5	**Stormwater Management**. We maintain the storm drain system to convey a 100-year storm, when feasible, and encourage environmental site design practices to minimize flooding and increase groundwater recharge, including natural drainage, green infrastructure, and permeable ground surfaces. (Link to Environmental Resources Element)	On-going.
	S-2.6	**Use of Flood Control Facilities**. We encourage the joint use of flood control facilities as open space or other types of recreational facilities.	The city continues to support the Mill Creek Wetlands, a multi-jurisdictional regional watershed water quality management project via stormwater wetlands treatment.
	S-2.7	**Collaboration Between Agencies**. Collaborate with the San Bernardino County Flood Control District and other state and federal agencies to maintain flood-control infrastructure to minimize flood damage.	On-going.
S-3 – Fire & Rescue Hazards			
S-3	**Reduce the risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.**		
	S-3.1	**Prevention Services.** We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the regularly adopted California Fire Code and California Building Code.	On-going.
	S-3.2	**Community Outreach.** We provide education to local schools and community groups to promote personal and public safety.	Automated External Defibrillator (AED) classes, cardiopulmonary resuscitation (CPR) classes, Community Emergency Response Team (CERT) classes) The on-going program of the fire service career introduction program (Fire Explorers) are available and taught several times throughout the year.
	S-3.3	**Fire and Emergency Medical Services.** We maintain sufficient fire stations, equipment and staffing to respond effectively to	On-going.

Goal	Policy	Action	Action Status/Comments
		emergencies and meet the needs of the community and state requirements.	
	S-3.4	**Special Team Services.** We maintain effective special rescue services.	On-going.
	S-3.5	**Emergency Notifications.** We maintain a public alert notification system that efficiently conveys information about imminent, developing, ongoing, and concluding emergency events to residents and visitors, working with network providers that translate information into other languages.	On-going.
	S-3.6	**Interagency Cooperation**. In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.	On-going.
	S-3.7	**Water Supply and System Redundancy**. We monitor our water system to manage firefighting water supplies.	As part of the City's annual Capital Improvement Program, OMUC has been replacing and upsizing aged and undersized potable water mains with the included goal of improving fire flow capacity and reliability. In FY22-23, 4,225 linear feet of potable water mains were replaced.
	S-3.8	**Fire Prevention through Environmental Design**. We require new development to incorporate fire prevention considerations in the design of streetscapes, sites, open spaces, and buildings. (Refer to Community Design Element).	On-going.
	S-3.9	**Resource Allocation**. We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly.	On-going.
S-4 – Noise			
S-4	**An environment where noise does not adversely affect the public's health, safety, and welfare.**		
	S-4.1	**Noise Mitigation**. We utilize the City's Noise Ordinance, building codes, and subdivision and development code regulations to mitigate noise impacts.	On-going.
	S-4.2	**Coordination with Transportation Authorities**. We collaborate with airport owners, FAA, Caltrans, SBCTA, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of and updates to transportation-related plans to minimize noise impacts and provide appropriate mitigation measures.	On-going.

Goal	Policy	Action	Action Status/Comments
	S-4.3	**Airport Noise Mitigation**. We aggressively pursue funding and utilize programs to reduce the effects of aircraft noise in impacted areas of our community.	The City of Ontario previously managed the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The Quiet Home Program focused on land acquisition and noise insulation of residential properties impacted by airport noise, but was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contours, which eliminated funding for the program. The City continues to support the OIAA to maintain the Noise Management Program for ONT.
	S-4.4	**Truck Traffic**. We manage truck traffic to minimize noise impacts on sensitive land uses.	On-going.
	S-4.5	**Roadway Design**. We design streets and highways to minimize noise impacts.	On-going.
	S-4.6	**Airport Noise Compatibility.** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise-sensitive land uses within airport noise impact zones.	On-going. The City continues to implement the Ontario Airport Land Use Compatibility Plan.
	S-4.7	**Rail Noise Mitigation.** We require residential and mixed use development of vibration-sensitive uses in areas within 200 feet of rail to evaluate for indoor vibration levels and mitigate any exceedances of the Federal Transit Administration vibration-annoyance criteria.	On-going.
S-5 – Wind Related Hazards			
S-5	**Minimize the risk of injury, property damage, and economic loss resulting from windstorms and wind-related hazards.**		
	S-5.1	**Dust Control Measures**. We require the implementation of Best Management Practices for dust control at all excavation and grading projects.	On-going.
	S-5.2	**Grading in High Winds.** We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.	On-going.
	S-5.3	**Public Safety Power Shutoffs.** We coordinate with utility companies to minimize service interruptions, such as Public Safety Power Shutoffs, before, during, and after windstorms and wind-related hazards.	On-going. The City provides back-up power facilities to critical facilities and exploring opportunities to incorporate battery storage as feasible.
S-6 – Hazardous Materials & Waste			
S-6	**Reduced potential for hazardous materials exposure and contamination.**		
	S-6.1	**Disclosure and Notification**. We enforce disclosure laws that require all users, producers, and transporters of hazardous	On-going.

Goal	Policy	Action	Action Status/Comments
		materials and wastes to clearly identify the materials that they store, use, or transport.	
	S-6.2	**Response to Hazardous Materials Releases**. We respond to hazardous materials incidents and coordinate these services with other jurisdictions.	On-going.
	S-6.3	**Safer Alternatives.** We minimize our use of pesticides and other hazardous materials by choosing non-toxic alternatives that do not pose a threat to the environment, especially when it could affect public park facilities and open spaces.	On-going.
	S-6.4	**Safe Storage and Maintenance Practices**. We require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases.	On-going.
	S-6.5	**Location of Hazardous Material Facilities**. We regulate facilities that will be involved in the production, use, storage, or disposal of hazardous materials, pursuant to federal, state, county, and local regulations so that impacts to the environment and sensitive land uses are mitigated. We prohibit new hazardous waste facilities in close proximity to sensitive land uses and environmental justice areas.	On-going.
	S-6.6	**Location of Sensitive Uses**. We prohibit new sensitive land uses from locating within airport Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials. (Refer to Land Use Element).	On-going.
	S-6.7	**Household Hazardous Waste**. We support the proper disposal of household hazardous substances.	On-going. The City continues to operate the Household Hazardous Waste Facility for our residents to ensure proper disposal.
	S-6.8	**Mitigation and Remediation of Groundwater Contamination**. We actively participate in local and regional efforts directed at both mitigating environmental exposure to contaminated groundwater and taking action to clean up contaminated groundwater once exposure occurs.	On-going.
	S-6.9	**Remediation of Methane**. We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.	On-going.
S-7 – Law Enforcement			
S-7	**Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.**		

Goal	Policy	Action	Action Status/Comments
	S-7.1	**Police Unit Response**. We respond to calls requiring service in a timely manner.	On-going.
	S-7.2	**Community Oriented Problem Solving (C.O.P.S.).** We support and maintain the mission of COPS to identify and resolve community problems.	On-going. The Ontario Police Department has a Community Engagement Team. They partner with Community Improvement and Public Works to resolve community problems.
	S-7.3	**Prevention Services**. We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods.	On-going. Youth: Every 15 mins, Drug Awareness, Drunk Driving Awareness, Fatal Vision, Teen Dating Violence Parents/Children: Bicycle Safety, Bullying Prevention, Child Abuse Awareness, Child Safety/Dangerous People, Finger Printing, Drug Use Prevention, Youth Academy, T.E.A.M.S. (Together Empowering And Mentoring Students); Seniors: Fraud Prevention, Elder Abuse Prevention; Businesses: Building Security Guidelines, Business Burglary Prevention, Internal Theft/White Collar Crimes, Retail Security Guidelines, Neighborhoods: Neighborhood Watch, Ontario Night Out.
	S-7.4	**Crime Prevention through Environmental Design (CPTED)**. We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings.	On-going. Continuously working with other City agencies to incorporate CPTED. We have a Police Representative who is embedded in this project review process. In addition, there are programs available through Crime Prevention.
	S-7.5	**Interdepartmental Coordination**. We utilize all City departments to help reduce crime and promote public safety.	On-going. Collaboration with Community Life and Culture, Public Works, and Community Improvement.
	S-7.6	**Partnerships.** We partner with other local, state, and federal law enforcement agencies and private security providers to enhance law enforcement service in Ontario.	On-going. Currently partnering with FBI, County Probation, County Crisis Team, Community Behavioral Health and Private security to enhance law enforcement and other services for city residents.
	S-7.7	**Resource Allocation**. We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly.	On-going. Crime Analysis Unit provides information to attempt to predict crime. This allows for the police resources to be allocated in an attempt to reduce crime.
	S-7.8	**Social Services.** We support behavioral health and social services as part of the public safety solution.	On-going.
S-8 – Emergency Management			
S-8	**Disaster resilient, prepared community through effective emergency/disaster preparedness, response, mitigation and recovery.**		
	S-8.1	**State and Federal Mandates.** We maintain emergency management programs that meet the requirements of the State of California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).	On-going. Continued compliance with SEMS and NIMS.

Goal	Policy	Action	Action Status/Comments
	S-8.2	**Emergency Management Plans**. We maintain, update, and adopt the Emergency Operations Plan (EOP) and the Hazard Mitigation Plan (HMP).	The City will adopt an updated EOP in 2024 and adopted an updated the HMP in December 2023.
	S-8.3	**Emergency/Disaster Training and Exercises.** We conduct training and exercises to prepare for and evaluate emergency/disaster response and recovery procedures.	On-going training, including Active Shooter Training, Stop the Bleed, and CERT. Train and credential EOC responders through the West End Academy.
	S-8.4	**Interagency Collaboration**. We maintain partnerships, including automatic aid agreements, with fire protection, police and sheriff departments, and emergency management agencies in San Bernardino and Riverside County to strengthen emergency response.	On-going. City staff has on-going coordination and collaboration with the San Bernardino County Operational Area, San Bernardino County Collaborative Organizations Active in Disaster, and the American Red Cross.
	S-8.5	**Interdepartmental Coordination**. We utilize all City departments to help support emergency/disaster mitigation, preparedness, response mitigation, and recovery.	On-going. Bi- monthly coordination meetings with the Emergency Management Working Committee comprised of all city departments.
	S-8.6	**Community Outreach.** We provide education to the community to promote personal, family, and community emergency preparedness to both natural and human-generated hazards.	On-going. City staff manages and coordinates the Community Emergency Response Team training program. Additionally, the Listos Training Continuity and Organizational Resilience in Emergencies (CORE), outreach events at various city events such as the Summer Concerts Series and fire department open house.
	S-8.7	**Extreme Heat and Air Quality.** We work to ensure that all community members are informed about and have access to community cooling centers and clean air centers during extreme heat events or wildfires, with a focus on serving environmental justice communities. We support the development of extreme heat emergency response policies and practices to address these critical health risks in the community.	On-going.
	S-8.8	**Regional Partnerships for Climate Adaptation**. We partner with local governments in San Bernardino County, Riverside County, and Inland Southern California Climate Collaborative to develop regional climate change adaptation strategies and programs.	On-going.
	S-8.9	**Backup Power in Critical Facilities.** We require backup power be maintained in critical facilities. We encourage backup power solutions that include renewable energy components.	On-going.
Goal S-9 - Energy Resiliency			

Goal	Policy	Action	Action Status/Comments
S-9	**Incorporate energy efficient practices and renewable energy systems to improve air quality, comfort, and energy reliability during temporary power outages.**		
	S-9.1	**Solar Energy**. We support and may incentivize the installation of residential and commercial solar panels and battery storage systems that can provide electricity during power outages.	On-going.
	S-9.2	**Renewable Energy.** Renovate existing city-owned facilities and plan future facilities to include renewable energy generation capacity and battery storage as part of an effort to make public facilities and services greener and more resilient to power outages.	On-going.
	S-9.3	**Energy Efficiency Retrofits.** We support and may incentivize retrofits to residential and commercial buildings that improve energy efficiency and insulation from extreme temperatures, giving priority towards low-income applicants.	On-going.
PARKS & RECREATION ELEMENT			
PR-1 – Planning & Design			
PR-1	**A system of safe and accessible parks that meets the needs of the community.**		
	PR-1.1	**Access to Parks.** In all new residential development areas, we strive to provide a park and/or recreational facility within walking distance (¼ mile) of every residence and prioritize the establishment of parks in environmental justice areas that do not have adequate access to parks.	On-going. In 2021, the City adopted a comprehensive Recreation & Park Master Plan that provided an outline for future parks and joint-use opportunities to close this gap.
	PR-1.2	**Adjacency to Schools.** We examine locating parks adjacent to school sites to promote joint-use opportunities.	On-going.
	PR-1.3	**Funding**. We shall seek outside, one-time sources of funding for capital improvements and reserve ongoing City funds primarily for operations and maintenance.	On-going. In 2023, the City received funding through the Prop 68 per capita grant program and completed a playground renovation project at Sam Alba Memorial Park. The City continues to pursue funding in order to make capital improvements (such as trails, lighting, restroom improvements, new amenities, and outdoor fitness equipment) in several parks based on a community needs assessment and the Recreation & Parks Master Plan. Recently, the City received funding to help improve lighting at De Anza Park; new fitness equipment to be installed at Vineyard Park; and new outdoor fitness courts at John Galvin Park and Homer F. Briggs Park. Additionally, the Recreation & Community Services Department received funding through Omnitrans, through Measure I funding, to purchase vehicles

Goal	Policy	Action	Action Status/Comments
			and expand the senior transportation program. This allows seniors throughout the community access to local parks and community centers.
	PR-1.4	**Joint-use Opportunities**. In areas where there is a need but no City recreational facility, we explore joint-use opportunities (e.g., school sites).	On-going. The Recreation & Parks Master Plan pinpoints schools that would help close service gaps throughout certain parts of the city and provide additional access to playgrounds, sports fields and courts, and walking paths for the general public.
	PR-1.5	**Acreage Standard.** We strive to provide 5 acres of parkland (private and public) per 1,000 residents.	On-going.
	PR-1.6	**Private Parks**. We expect the development to provide a minimum of 2 acres of developed private park space per 1,000 residents.	On-going.
	PR-1.7	**Special Needs/Universal Design**. We attempt to provide recreational opportunities at parks for people of all ages and abilities.	City staff has completed the Grand Park Concept Plan providing phased active/passive spaces and entertainment venues and leveraging opportunities for innovation in water conservation and environmental stewardship. The City is developing a conceptual plan for a future regional sports complex with active athletic fields for both local and regional use.
	PR-1.8	**Renovation**. We examine renovating existing facilities prior to building replacement facilities.	On-going. City staff are working on renovation of De Anza Park to create enhanced amenities and new park attractions for residents in this area of the City.
	PR-1.9	**Phased Development**. We require parks to be built in new communities before a significant proportion of residents move in.	On-going.
	PR-1.10	**Master Plans for Individual Park Facilities.** We require an individual park master plan for parks in excess of 10 acres.	On-going.
	PR-1.11	**Environmental Function of Parks**. We require new parks to meet environmental management objectives.	On-going.
	PR-1.12	**Trails**. We promote connections between parks and local trails, including those managed by other public agencies.	On-going.
	PR-1.13	**Equestrian Trails**. We require the design, construction, and maintenance of equestrian trails in Rural Residential designated areas.	On-going.
	PR-1.14	**Multi-family Residential Developments**. We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees.	On-going.

Goal	Policy	Action	Action Status/Comments
	PR-1.15	**Trail Connectivity.** We strengthen and improve the equestrian, bike, and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.	On-going.
	PR-1.16	**Equestrian Master Plan.** We use Homer Briggs Park as the primary focal point for the development of a Master Plan of Equestrian Trails in the Rural Residential area.	On-going.
PR-2 – Programming			
PR-2	**A range of recreational programs provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.**		
	PR-2.1	**Participation**. We program park facilities to maximize utilization and participation while considering park size, location, and population served.	On-going. The City continues to increase community engagement following COVID 19 through surveys and focus groups for programming needs. The Recreation & Community Services Department also has a strong group of teens and youth who actively participate in program planning for each facility. The Department has a mobile recreation program that visits four parks each week to provide recreation programming in areas of the communities that do no have a community center near them to provide a safe environment for children to play and explore outside, but also utilize this opportunity to gather feedback from the community on how to improve programming at each location. The Department also started an Active Seniors on the Go program hosted at each community center, where active older adults are encouraged to get active and socialize with staff. This gives the Department active feedback on what our active adults wish to see in each park and community center.
	PR-2.2	**Needs Assessment.** We track the needs and priorities for recreational programming and look for ways to meet demand.	On-going.
	PR-2.3	**Community Involvement**. We involve the local community in planning programs for neighborhood and community park facilities.	On-going. The City has hosted community forums at our recreation centers to solicit feedback from the community on issues that matter in their neighborhoods. We also have a very active teen action committee (Advocates for a Healthy Life), and are advocating for safe parks. The Recreation & Community Services Department also connects with Promotoras in the community to help send out citywide messages and resources to our Spanish-speaking neighborhoods through our Zumba program, community gardens, and nonprofit local partners.

Goal	Policy	Action	Action Status/Comments
	PR-2.4	**Access to Programs**. We provide a range of recreational and physical exercise programs that are accessible to residents of all income levels throughout the community and prioritize establishing and maintaining equitable access for residents in environmental justice areas.	On-going. The City provides numerous free classes daily to our community, including free Zum Up! Zumba classes, after school programs, mobile recreation programs, active senior programs, open gymnasium play, access to free exercise facilities and a scholarship program to increase access to fee-based classes open to all ages.
	PR-2.5	**Partnerships.** We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of recreational programs.	On-going.
	PR-2.6	**Crime Deterrents**. We promote and participate in recreational programming as part of our crime prevention effort.	On-going.
SOCIAL RESOURCES ELEMENT			
SR - 1 – Health			
SR-1	**Residents have access to information, services and goods that improve their health and wellbeing.**		
	SR-1-1	**Partnering for Healthcare.** We work with healthcare providers, and local, regional, state, and federal agencies to attract and retain a diversity of affordable, quality healthcare and facilities for the entire community.	On-going. The Recreation & Community Services Department works closely with San Bernardino County Public on helping to distribute health and wellness resources. The Department also participated in the County's Community Health Collaborative to network with local health providers on expanding resources to our community members. The Department has also developed strong relationships with Kaiser Permanente and San Antonio Regional Hospital in structuring future programming and partnerships.
	SR-1.2	**Nutrition Choices**. We support the promotion of healthy nutritional food choices in the community, including community gardens, farmers markets, and cooking classes.	On-going. The City partners with Huerta Del Valle Community Garden and Urban Farm to bring fresh, local organic produce to the community at affordable prices, including local community-supported agriculture (CSA program). We also partner with the Ontario-Montclair School District to provide free Summer meals to our community through our community centers and library and a free super program at Dorothy A. Quesada Community Center and De Anza Community & Teen Center during the school year. The City also partners with Caramel Connections Foundation whom operates the Seeds of Joy Community Garden at Anthony Munoz Park. The Department also partners with Family Service Association to provide a free nutrition program daily (Monday – Friday) at the Ontario Senior Center for those ages 50 and up.
	SR-1.3	**Healthy Education**. We promote health education, including disease prevention, mental health, nutrition, and physical fitness.	On-going. The City through our community engagement activities have community Promotores that promote all the health education resources available to the community through our community centers or through partner organizations.

Goal	Policy	Action	Action Status/Comments
	SR-1.4	**Physical Activity.** We encourage activities and community design that improves the physical fitness of our community members, with an emphasis on the provision of activities and facilities in environmental justice areas.	On-going. In 2020 the City completed a citywide Active Transportation Master Plan to encourage walking and bike riding throughout the City. The City also implemented the Ontario on the Go program, which is a mobile recreation program to get youth back out into parks and promote physical activity and homework help. The Active Seniors on the Go program also promotes physical activity for active older adults at each community center and each community center promotes walking in the parks and living a healthy lifestyle. The Recreation & Community Services Department also hosts the annual 5K Reindeer Run & Rudolph's Dash to promote an active and healthy community by partnering with local school districts to promote the race. We also host an annual Tot Olympics for 3-5 year olds to promote an active lifestyle early on. The Department has also expanded its tot sports, youth sports, and adult sports programs to get community members active in parks and gymnasiums throughout the city. The Department has also worked to secure funding for development of new outdoor fitness equipment at Vineyard Park, John Galvin Park, and Homer F. Briggs Park and new playgrounds at Bon View Park, De Anza Park, and Homer F. Briggs Park.
SR-2 – Education			
SR-2	**A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.**		
	SR-2.1	**Education Partners**. We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community.	On-going. Library: Provide students at Ontario high schools with 600 mental health Social Emotional Learning (SEL) Kits. Provide "No Limit" bags for Colony High School students experiencing homelessness, in foster care or in other sensitive situations. Kindergo partners with all elementary school districts in Ontario to provide library cards and classroom visits to kindergarten-aged students. Promise Scholars meets regular at Ovitt Family Community Library and staff do class visits for them. Lunch at the Library partners with OMSD to serve lunch during the summer to all children 0-18 years of age.
	SR-2.2	**Workforce Training.** We work with industrial organizations, businesses, and educational institutions to create opportunities for workforce training.	On-going. City staff partnering with San Bernardino County Workforce Development located a satellite office Ontario Library to provide jobs and training resources directly to our community. Workforce Development offers one-on-one appointments for job seekers and quarterly public programming in job searching, resume building, interview skills, etc.

Goal	Policy	Action	Action Status/Comments
	SR-2.3	**Joint-use Facilities.** We partner with public and private educational institutions to jointly use facilities for both City and educational purposes	On-going. Ontario City Library Lewis Family Branch is a joint use with Colony High School.
	SR-2.4	**Access to Schools.** We work with our local and regional partners to improve safety in and around schools and to improve access for all citizens of all ages and abilities to schools and community services such as afterschool and other programs.	On-going. The City annually partner with parents, students, schools, and our police department to celebrate National Walk to School Day to bring awareness and resources to safety around our schools. We have also secured several rounds of Caltrans Active Transportation funding to improve sidewalks, handicap ramps, and safety crossings near our schools.
	SR-2.5	**School Facilities.** We plan and coordinate with the school districts for designing and locating school facilities to meet the city's goals, such as for health, walkability, and safety, and to minimize impacts to the existing neighborhood.	On-going.
	SR-2.6	**Language.** We promote broad outreach in languages used by the community for proposed projects that could negatively affect environmental justice areas.	On-going.
	SR-2.7	**Community Engagement.** We promote targeted outreach and education to historically underrepresented groups to encourage meaningful participation in decision-making process for projects whose outcomes will affect land use in environmental justice areas.	On-going.
SR-3 – Community & Leisure Activities			
SR-3	**A range of community and leisure programs and activities provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.**		
	SR-3.1	**Partnerships.** We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of community activities and events to citizens.	On-going.
	SR-3.2	**Needs Assessment.** We track the needs and priorities for community services and look for ways to meet demands and avoid duplication of offerings.	A Library Facility Needs Assessment and Master Plan was completed in 2021 to identify space and facilities needs and/or alternative service delivery options for the city and defining best approaches to address identified needs. An update was completed in 2022.
	SR-3.3	***Program Outreach.*** We promote information about leisure activities, classes, and special events and other services and activities in our community.	On-going. The City provides information on all City programming through our Ontario Living magazine, on social media, and through a Promotore Outreach program.

Goal	Policy	Action	Action Status/Comments
	SR-3.4	**Community Events.** We plan and actively participate in regularly scheduled community events and seasonal or yearly citywide events.	On-going. The City annually celebrates our annual 5K Reindeer Run, Christmas on Euclid, and Concerts in the Park.
	SR-3.5	**Community Activities as Crime Deterrents.** We promote and participate in community activities as part of our crime prevention efforts. (Refer to Safety Element S-7.3).	On-going. The City annually celebrates National Night Out at all City Park facilities to bring community awareness to Crime Prevention efforts.
SR-4 – Library			
SR-4	**City libraries that connect community members of all ages and abilities to a broad range of programs, communication and informational resources.**		
	SR-4.1	***Community Needs.*** We identify and monitor community needs for library services, technology, and facilities, and tailor them to effectively meet those needs.	On-going. The Ontario City Library Department has a Lightspeed makerspace at each branch to encourage learning and exploration through technology and making through access to modern technology; Veterans Resource Center staffed by Jobs Vision Success partnership to assist Veterans and their families with information needs regarding benefits; Liftoff to Literacy, a program for adult learners to increase literacy skills by pairing a learner with a volunteer tutor; Little Learners Big Futures, an early literacy program that aims to make a parent their child's first teacher; Lunch at the Library, a partnership with the Ontario Montclair School District to serve free lunches to children throughout the summer; teen advisory groups at both locations; implementation of Libraries for All, programming for special needs adults.
	SR-4.2	**Interagency Coordination.** We leverage relationships with outside agencies, educational institutions, and neighboring jurisdictions to share the library resources to the benefit of Ontario residents.	On-going. The Library Department partners with educational institutions to share library resources and offer services to the community through partnerships with four school districts, private schools, and adult schools. Collaboration with Ontario Montclair School District brought free daily meals during summer vacation to youth ages 1 – 18 in the library, the hosting of two summer school classes in the library's makerspace, and an agency wide event with student performances. Coordination with Cal Poly Pomona's College Corps program brought homework help and literacy tutoring to Ontario's youth. Collaboration with Chaffey College and the library's adult literacy program brought a free adult English as a second language course to the library. Partnerships with Reach Out, Inland Empire Health Plan, Smile Medi-Cal Dental, Vision to Learn, and San Antonio Regional Hospital brought free educational programs for children, parents, and caregivers. Through a partnership with the American Heart Association, the library brought education and

Goal	Policy	Action	Action Status/Comments
			access to blood pressure monitors to Ontario residents. Coordination with San Bernardino County services shared resources for residents with the Department of Child Support Services and Department of Public Health. Services to veterans continue to be provided through the Veterans Resource Center in the library through partnerships with Jobs Vision Success and active participation in the Inland Empire Veterans Employment Committee including two Veteran Job & Resource Fairs.
	SR-4.3	**Library Outreach**. We outreach to the community to increase the patronage of the library.	On-going. The Library Department hosts regular outreach to elementary, middle, and high schools in Ontario and outreach to college campuses, local organizations, non-profits, and businesses to promote library services. Through the KinderGo program, over 26 elementary schools in Ontario were visited, and 1,800 library cards were distributed to kindergarten students. Staff hosted regular early childhood education programs at community centers, parks, and organizations. The library launched a library card for educators and conducted outreach and programs focused on services to Ontario educators.
	SR-4.4	**Coordination with other Community Services.** We coordinate library programs with other recreational and community programs and facilities.	On-going. Participation in Citywide programming/events: Community Open House, Kids to Park Day, 4th of July parade, Ontario's Night Out, Ontario Arts Festival, and Día de los Muertos, the Holiday Light Parade. Invitation of City departments to participate in KinderGo, Big Trucks event, Lunch at the Library, and various library programs for adults to present and share information about City resources to community members. Library staff organized a walking field trip for teenagers to the Ontario Museum of History and Art for Go to an Art Museum Day and received a tour.
	SR-4.5	**Focal Points of the Community.** We design and program Ontario's libraries as focal points of community engagement, including public outreach and community engagement.	On-going. The Library Department coordinates regular ongoing programs and services that create positive engagement with our community. It also assists in addressing the community's informational needs, and provides access to technology, like Wi-Fi, and staff that can instruct in using that technology. Focused on literacy and learning: Little Learner Academy (story times), Raising Little Learners (parent/caregiver workshops), homework help for youth, adult literacy tutoring, KinderFair (learning resource fair and activities), Ontario Reads (adult reading program) and Ontario Learns (skill building

Goal	Policy	Action	Action Status/Comments
			workshops) and technology programming through the library's makerspace, Lightspeed. Focused on community and library services: National Library Week (celebration of libraries and learning), Summer at Ontario City Library (summer reading program), Lunch at the Library (free meals for youth).
	SR-4.6	**Robert E. Ellingwood Model Colony History Room**. We work with the Museum of History and Art, Ontario in order to collect, preserve and display artifacts and images from Ontario's heritage and connect the City's past to the present through the History Room.	On-going.
SR-5 – Entertainment & Culture			
SR-5	**Local heritage, entertainment and cultural experiences that enrich the lives of Ontario's residents, workers, and visitors and serve to attract residents and businesses to the City.**		
	SR-5.1	**Provisions of Entertainment and Culture**. We support a range of entertainment and cultural experiences, such as public art, exhibitions, and performances.	On-going. Community Life & Culture Agency supports a range of arts experiences from the Arts Festival, Summer Concert Series, and Museum Exhibits.
	SR-5.2	**Local Heritage Education**. We partner with educational providers to promote culture and heritage. (Link to Community Design Element, *Historic Preservation* Section).	On-going. Community Life & Culture Agency maintains collections related to local history and partners with Heritage organizations to promote Culture & Heritage.
	SR-5.3	**Public Art**. We encourage public art in buildings, parks, open spaces, and other public and private spaces.	On-going.
	SR-5.4	**Private-Public Sector Events.** We partner with private and non-profit sectors to provide and promote participation in cultural activities, including fairs, festivals, and other events geared to neighborhoods, the City as a whole, and the region.	On-going. Community Life & Culture Agency coordinates the Arts & Culture working group which consists of local nonprofits conducting arts programming and activities within the City.
	SR-5.5	**Promotion of Ontario Artists and Musicians**. We promote awareness of entertainment and culture produced in Ontario.	On-going. Community Life and Culture Agency hosts the annual Arts & Culture Festival highlighting work from local artists.

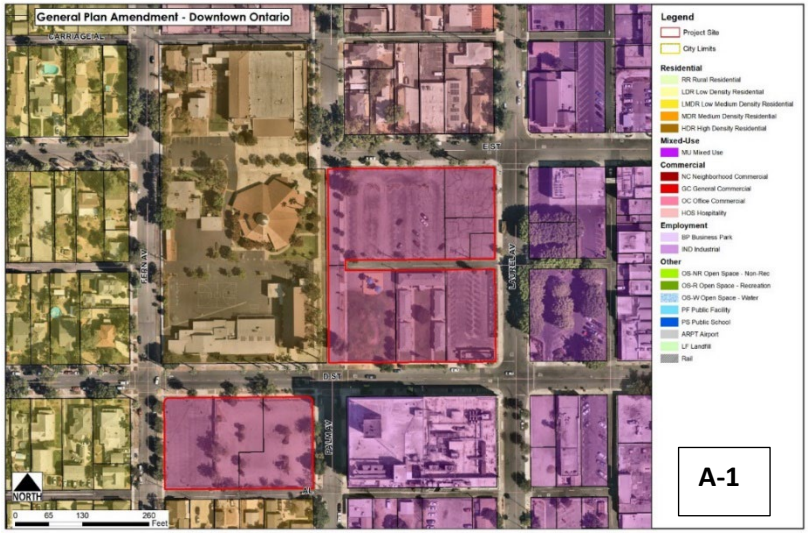
ATTACHMENT 1

AMENDMENTS TO THE GENERAL PLAN IN 2023

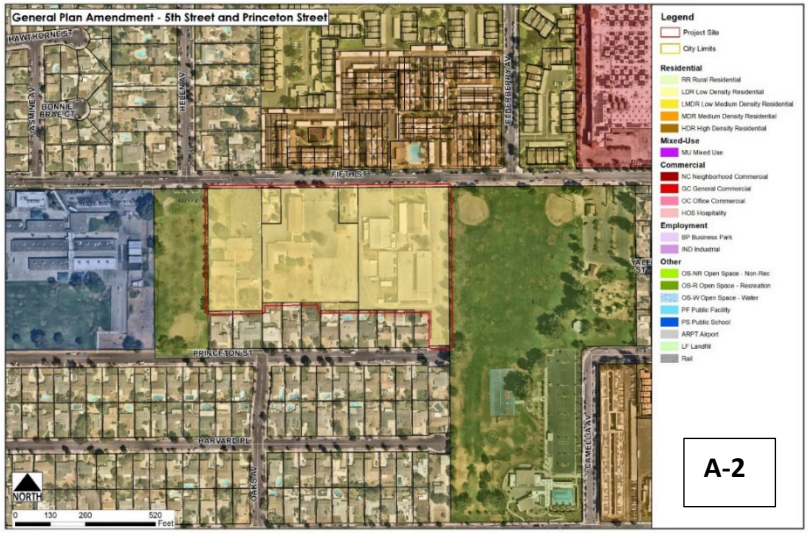
Amendments to the General Plan in 2023

File No. PGPA23-001

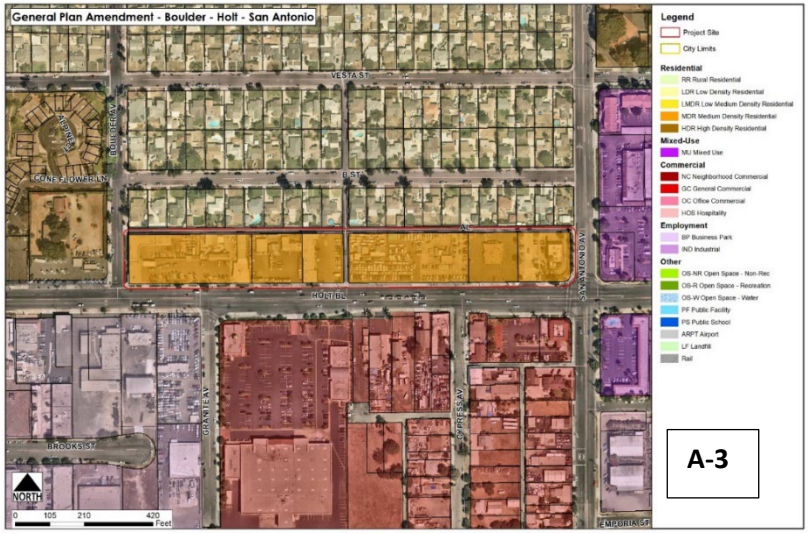
- Modify land use designations for 3.8 acres from High-Density Residential to Mixed Use - Downtown. Located on properties in the Downtown area to the north of D Street, south of E Street, and to the west of Laurel Street. (Exhibit A-1)
- Modify land use designations for 9.3 acres from Medium-Density Residential to Low-Density Residential. Located on properties south of 5th Street and west of Mountain Avenue. City Council directed. (Exhibit A-2)
- Modify land use designations for 4.7 acres from High-Density Residential to Medium-Density Residential. Located north of Holt Boulevard, west of San Antonio Avenue, and east of Boulder Avenue. City Council directed. (Exhibit A-3)
- Modify land use designations for 9.8 acres from Business Park to Mixed Use – East Holt. Located on the north side of Holt Boulevard 800 feet east of Imperial Street. (Exhibit A-4)
- Modify text in the Land Use Designation Summary Table (Exhibit LU-02) to allow Civic uses within the Mixed-Use Downtown land use designation.



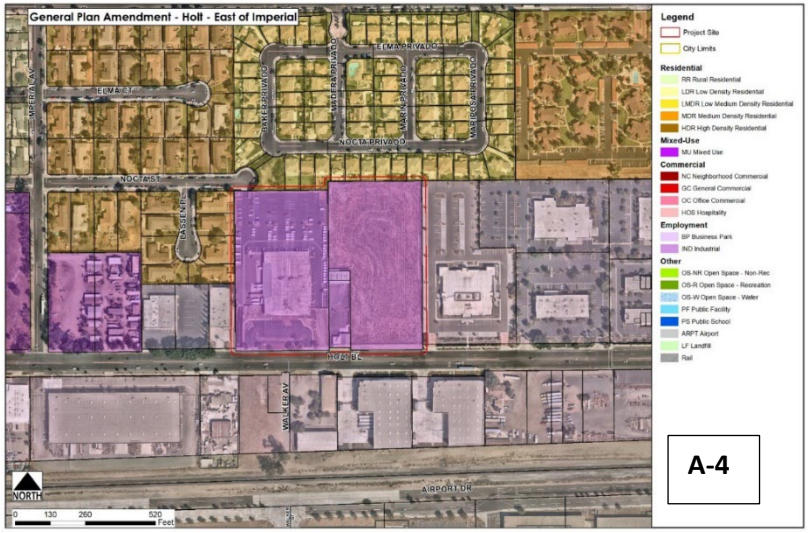
Proposed Policy Plan Land Use Designation – Downtown Mixed Use



Proposed Policy Plan Land Use Designation – Low Density Residential



Proposed Policy Plan Land Use Designation – Medium Density Residential



Proposed Policy Plan Land Use Designation – East Holt Mixed Use

EXHIBIT B

2023 HOUSING ELEMENT

ANNUAL PROGRESS REPORT

Please Start Here

General Information	
Jurisidiction Name	Ontario
Reporting Calendar Year	2023
Contact Information	
First Name	Henry
Last Name	Noh
Title	Planning Director
Email	Hnoh@ontarioca.gov
Phone	9093952996
Mailing Address	
Street Address	303 E B Street
City	Ontario
Zipcode	91764

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	30
	Non-Deed Restricted	0
Low	Deed Restricted	20
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1507
Total Units		**1557**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	1178	306	257
Single-family Detached	36	929	342
2 to 4 units per structure	0	0	0
5+ units per structure	464	194	0
Accessory Dwelling Unit	0	128	17
Mobile/Manufactured Home	0	0	0
Total	**1678**	**1557**	**616**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	221	559
Not Indicated as Infill	883	998

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	1,581
Total Housing Units Approved:	233
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	1
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	11	1581

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	70
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	34
Sites Rezoned to Accommodate the RHNA	6

Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo… Applica…
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	7	0	1574	1581	233	0		
	101136119	1411 W MISSION BL, ONTARIO, CA 91762	PDEV23-003	PDEV23-004	5+	R	2/10/2023							5	5			NONE	No
	21801606	1 S Twinkle AV, Ontario, CA	PDEV23-007	PDEV23-007	SFA	O	2/24/2023							144	144	144		NONE	No
	104855601	0 E D ST, Ontario, CA 91764	PDEV23-017	PDEV23-017	5+	R	6/14/2023							69	69			NONE	No
	11007102	1389 E HOLT BL, ONTARIO, CA 91761	PDEV23-019	PDEV23-019	5+	R	7/5/2023							35	35			NONE	No
	101054305	1248 W HOLT BL, BLDG# 1 ONTARIO, CA 91762	PDEV23-021	PDEV23-022	5+	R	7/6/2023							71	71			NONE	No
	21815110	0 S HAVEN AV, ONTARIO, CA 91761	PDEV23-026	PDEV23-026	SFD	O	8/9/2023							191	191			NONE	No
	21020437	0 E FOURTH ST, Ontario, CA 91764	PDEV23-028	PDEV23-029	5+	R	8/23/2023							309	309			NONE	No
	21811161	13150 S ARCHIBALD AV, BLDG# 1 ONTARIO, CA 91761	PDEV23-030	PDEV23-030	SFD	O	9/28/2023							265	265			NONE	No
	100855112	1355 W FIFTH ST, Ontario, CA	PDEV23-037	PDEV23-038	5+	R	10/3/2023					7		63	70			NONE	Yes
	21020501	4131 E CONCOURS ST, ONTARIO, CA 91764	PDEV23-038	PDEV23-039	5+	R	10/6/2023							89	89	89		NONE	No
	21831206	11091 E EDISON AV, ONTARIO, CA 91762	PDEV23-043	PDEV23-044	SFD	O	12/20/2023							333	333			NONE	No
															0				
															0				
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Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	1678		1678	30	0	20	0	0	0	1507		1557	0	0	0	0	0	0	616		616	5							0							
	104958313	1198 S SAN ANTONIO AV # 23/ 24, ONTARIO, CA 91762		B202104709	ADU	R									0							2	7/12/2022	2							2	3/21/2023	2		NONE	Y												
	10844225	1439 N DEL NORTE CT, UNIT# B, ONTARIO, CA 91764		B202106656	ADU	R									0							1	3/14/2022	1							1	4/5/2023	1		NONE	Y												
	104754316	423 E HARVARD PL, UNIT# B, ONTARIO, CA 91764		B202204904	ADU	R									0							1	2/9/2023	1							1	8/22/2023	1		NONE	Y												
	108346103	3872 E ANTELOPE CREEK DR B, ONTARIO, CA 91761		B202208876	ADU	R									0							1	4/26/2023	1							1	9/6/2023	1		NONE	Y												
	104852421	128 N MONTEREY AV, UNIT# B, ONTARIO, CA 91761		B202205288	ADU	R									0							1	11/10/2022	1							1	9/22/2023	1		NONE	Y												
	104825102	118 E I ST B, ONTARIO, CA 91764		B202004096	ADU	R									0							1	2/19/2021	1							1	10/2/2023	1		NONE	Y												
	105023105	1704 S CAMPUS AV, ONTARIO, CA 91761		B202004583	ADU	R									0							1	2/24/2021	1							1	10/2/2023	1		NONE	Y												
	101012105	1137 W J ST, ONTARIO, CA 91762		B202104633	ADU	R									0							1	2/7/2022	1							1	10/6/2023	1		NONE	Y												
	104934322	317 E MAITLAND ST, UNIT# B, ONTARIO, CA 91761		B202204605	ADU	R									0							1	4/3/2023	1							1	11/1/2023	1		NONE	Y												
	104934322	319 E MAITLAND ST B, ONTARIO, CA 91761		B202301881	ADU	R									0							1	4/3/2023	1							1	11/1/2023	1		NONE	Y												
	104811110	750 E J ST, ONTARIO, CA 91764		B202203745	ADU	R									0							1	12/9/2022	1							1	11/14/2023	1		NONE	Y												
	104758124	668 W FOURTH ST #B, ONTARIO, CA 91762		B202104303	ADU	R									0							1	3/11/2022	1							1	11/15/2023	1		NONE	Y												
	104944130	1138 S GREENWOOD AV, UNIT# B, ONTARIO, CA 91761		B202102115	ADU	R									0							1	1/11/2022	1							1	12/1/2023	1		NONE	Y												
	108348148	2886 S MCCLOUD RIVER LN, UNIT# B, ONTARIO, CA 91761		B202202967	ADU	R									0							1	2/28/2023	1							1	12/18/2023	1		NONE	Y												
	101018116	942 W EL MORADO CT, UNIT# B, ONTARIO, CA 91762		B202303932	ADU	R									0							1	9/12/2023	1							1	12/19/2023	1		NONE	Y												
	100855206	1336 W HARVARD PL B, ONTARIO, CA 91762		B202106343	ADU	R									0							1	3/16/2023	1							1	12/19/2023	1		NONE	Y												
	101152109	1112 S OAKS AV #B, ONTARIO, CA 91762		B202100871	ADU	R									0							1	2/10/2023	1									0		NONE	Y												
	104955120	315 W BELMONT ST, UNIT# B, ONTARIO, CA 91762		B202102550	ADU	R									0							1	1/12/2023	1									0		NONE	Y												
	101417317	1646 S CYPRESS AV # B, ONTARIO, CA 91762		B202103368	ADU	R									0							1	3/31/2023	1									0		NONE	Y												
	105023121	1721 S MIRAMONTE AV, ONTARIO, CA 91761		B202103423	ADU	R									0							1	11/16/2023	1									0		NONE	Y												
	104923213	530 E PARK ST # B, ONTARIO, CA 91761		B202104000	ADU	R									0							1	10/23/2023	1									0		NONE	Y												
	105130151	2538 S CALDWELL PL B, ONTARIO, CA 91761		B202104102	ADU	R									0							1	6/29/2023	1									0		NONE	Y												
	104930217	526 S SAN ANTONIO AV, ONTARIO, CA 91762		B202104277	ADU	R									0							1	8/18/2023	1									0		NONE	Y												
	104931106	745 W NEVADA ST B, ONTARIO, CA 91762		B202104333	ADU	R									0							1	8/28/2023	1									0		NONE	Y												
	101051244	1044 W VESTA ST #B, ONTARIO, CA 91762		B202104741	ADU	R									0							1	3/21/2023	1									0		NONE	Y												
	101409173	1444 S OAKS AV, SUITE# B, ONTARIO, CA 91762		B202105549	ADU	R									0							1	4/17/2023	1									0		NONE	Y												
	104846351	1157 E NOCTA ST UNIT B, ONTARIO, CA 91761		B202105632	ADU	R									0							1	1/12/2023	1									0		NONE	Y												
	104846351	1157 E NOCTA ST UNIT C, ONTARIO, CA 91761		B202105633	ADU	R									0							1	1/12/2023	1									0		NONE	Y												
	104840404	825 E E ST, SUITE# # C, ONTARIO, CA 91764		B202105899	ADU	R									0							1	1/5/2023	1									0		NONE	Y												
	104840402	835 E E ST # C, ONTARIO, CA 91764		B202105901	ADU	R									0							1	2/10/2023	1									0		NONE	Y												
	104812322	963 E I ST # B, ONTARIO, CA 91764		B202106594	ADU	R									0							1	5/8/2023	1									0		NONE	Y												
	101020102	1145 W I ST, SUITE# 52 & 53, ONTARIO, CA 91762		B202107269	ADU	R									0							1	3/29/2023	1									0		NONE	Y												
	108338223	2708 S BADGERGLEN PL B, ONTARIO, CA 91761		B202200860	ADU	R									0							1	9/25/2023	1									0		NONE	Y												
	104830101	765 W I ST B, ONTARIO, CA 91762		B202200861	ADU	R									0							1	6/29/2023	1									0		NONE	Y												
	104750219	733 E FOURTH ST B, ONTARIO, CA 91764		B202201157	ADU	R									0							1	3/20/2023	1									0		NONE	Y												
	107340231	2589 E HARLOW LN B, ONTARIO, CA 91762		B202201257	ADU	R									0							1	6/5/2023	1									0		NONE	N												
	21637176	1473 E BANYAN ST B, ONTARIO, CA 91761		B202201397	ADU	R									0							1	9/28/2023	1									0		NONE	Y												
	104860120	750 W HOLLOWELL ST B, ONTARIO, CA 91762		B202201420	ADU	R									0							1	9/28/2023	1									0		NONE	Y												
	104821323	713 E H ST, ONTARIO, CA 91764		B202201476	ADU	R									0							1	10/6/2023	1									0		NONE	Y												
	104850117	323 N MUSCATEL AV, ONTARIO, CA 91761		B202201481	ADU	R									0							1	4/24/2023	1									0		NONE	Y												
	11021116	852 N CALAVERAS AV B, ONTARIO, CA 91764		B202201566	ADU	R									0							1	11/3/2023	1									0		NONE	Y												
	104830309	752 W EL MORADO CT B, ONTARIO, CA 91762		B202201585	ADU	R									0							1	9/13/2023	1									0		NONE	Y												
	105134179	1113 E ST. ANDREWS ST # B, ONTARIO, CA 91761		B202201598	ADU	R									0							1	2/24/2023	1									0		NONE	Y												
	10836310	1512 E HIGHLAND CT # B, ONTARIO, CA 91764		B202201615	ADU	R									0							1	5/3/2023	1									0		NONE	Y												
	104825120	410 E I ST, ONTARIO, CA 91764		B202202030	ADU	R									0							1	6/23/2023	1									0		NONE	Y												
	104816133	755 N ALAMEDA AV, ONTARIO, CA 91764		B202202389	ADU	R									0							1	3/10/2023	1									0		NONE	Y												
	105026116	129 E LOCUST ST, ONTARIO, CA 91761		B202202431	ADU	R									0							1	1/12/2023	1									0		NONE	Y												
	105007104	112 E DE ANZA CI B, ONTARIO, CA 91761		B202202584	ADU	R									0							1	2/27/2023	1									0		NONE	Y												
	104823418	643 E G ST B, ONTARIO, CA 91764		B202202617	ADU	R									0							1	12/12/2023	1									0		NONE	Y												
	104832118	543 W G ST B, ONTARIO, CA 91762		B202202712	ADU	R									0							1	3/21/2023	1									0		NONE	Y												
	104806420	319 E J ST, UNIT# B, ONTARIO, CA 91764		B202203211	ADU	R									0							1	3/14/2023	1									0		NONE	Y												
	105036122	1945 S VINE AV #B, ONTARIO, CA 91762		B202203217	ADU	R									0							1	2/1/2023	1									0		NONE	Y												
	104859211	156 N BONITA CT, UNIT# B, ONTARIO, CA 91762		B202203709	ADU	R									0							1	3/7/2023	1									0		NONE	Y												
	104846215	1081 E NOCTA ST B, ONTARIO, CA 91761		B202203721	ADU	R									0							1	3/10/2023	1									0		NONE	Y												
	104737224	639 E FIFTH ST, UNIT# B, ONTARIO, CA 91764		B202203777	ADU	R									0							1	5/23/2023	1									0		NONE	Y												
	104853310	237 N MIRAMONTE AV B, ONTARIO, CA 91761		B202203793	ADU	R									0							1	5/19/2023	1									0		NONE	Y												
	104753124	1233 N COLUMBIA AV, ONTARIO, CA 91764		B202203885	ADU	R									0							1	5/25/2023	1									0		NONE	Y												
	105060122	2121 S FERN AV, ONTARIO, CA 91762		B202204042	ADU	R									0							1	1/17/2023	1									0		NONE	Y												
	101412132	1418 S MAGNOLIA AV, UNIT# B, ONTARIO, CA 91762		B202204065	ADU	R									0							1	1/26/2023	1									0		NONE	Y												
	104853218	549 E NOCTA ST C, ONTARIO, CA 91761		B202204072	ADU	R									0							1	5/8/2023	1									0		NONE	Y												
	104824124	303 E EL MORADO CT B, ONTARIO, CA 91764		B202204237	ADU	R									0							1	2/10/2023	1									0		NONE	Y												
	105053162	715 E PHILADELPHIA ST # B, ONTARIO, CA 91761		B202204303	ADU	R									0							1	4/13/2023	1									0		NONE	Y												
	104805111	1021 N LAUREL AV, ONTARIO, CA 91762		B202204324	ADU	R									0							1	11/3/2023	1									0		NONE	Y												
	101051108	1029 W D ST B, ONTARIO, CA 91762		B202204349	ADU	R									0							1	1/23/2023	1									0		NONE	Y												
	100853204	1014 W YALE ST, UNIT# B, ONTARIO, CA 91762		B202204394	ADU	R									0							1	3/9/2023	1									0		NONE	Y												
	10861139	1337 E ALVARADO ST B, ONTARIO, CA 91764		B202204462	ADU	R									0							1	11/7/2023	1									0		NONE	Y												
	104806401	304 E ROSEWOOD CT # B, ONTARIO, CA 91764		B202204477	ADU	R									0							1	1/3/2023	1									0		NONE	Y												
	104750115	753 E HARVARD PL B, ONTARIO, CA 91764		B202204609	ADU	R									0							1	3/2/2023	1									0		NONE	Y												

Jurisdiction	Ontario	
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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

104821413	763 E GRANADA CT, UNIT# B, ONTARIO, CA 91764	B202204630	ADU	R	0	1	10/18/2023	1			0	NONE	Y
104822123	656 E I ST, UNIT# B, ONTARIO, CA 91764	B202204723	ADU	R	0	1	8/24/2023	1			0	NONE	Y
104837308	321 E D ST, UNIT# B, ONTARIO, CA 91764	B202204742	ADU	R	0	1	3/28/2023	1			0	NONE	Y
105056413	516 E BIRCH CT B, ONTARIO, CA 91761	B202204748	ADU	R	0	1	6/21/2023	1			0	NONE	Y
104934415	226 E CARLTON ST, UNIT# B, ONTARIO, CA 91761	B202204787	ADU	R	0	1	1/12/2023	1			0	NONE	Y
104751246	623 E FOURTH ST B, ONTARIO, CA 91764	B202204834	ADU	R	0	1	5/30/2023	1			0	NONE	Y
10845314	1610 N AMADOR AV, UNIT# B, ONTARIO, CA 91764	B202205186	ADU	R	0	1	3/21/2023	1			0	NONE	Y
101019107	944 W GRANADA CT, UNIT# B, ONTARIO, CA 91762	B202205226	ADU	R	0	1	2/14/2023	1			0	NONE	Y
104751108	558 E PRINCETON ST B, ONTARIO, CA 91764	B202205369	ADU	R	0	1	11/27/2023	1			0	NONE	Y
104826221	130 W H ST, ONTARIO, CA 91762	B202205475	ADU	R	0	1	2/8/2023	1			0	NONE	Y
104813331	939 E PLAZA SERENA ST B, ONTARIO, CA 91764	B202205480	ADU	R	0	1	5/5/2023	1			0	NONE	Y
104818128	903 E H ST B, ONTARIO, CA 91764	B202205499	ADU	R	0	1	7/6/2023	1			0	NONE	Y
101444125	1387 W FRANCIS ST, BLDG# B, ONTARIO, CA 91762	B202205533	ADU	R	0	1	1/24/2023	1			0	NONE	Y
10836216	1517 E HIGHLAND CT, ONTARIO, CA 91764	B202205556	ADU	R	0	1	8/15/2023	1			0	NONE	Y
104747308	1018 E PRINCETON ST B, ONTARIO, CA 91764	B202205603	ADU	R	0	1	10/6/2023	1			0	NONE	Y
105058107	2025 S EUCLID AV B, ONTARIO, CA 91761	B202205662	ADU	R	0	1	8/1/2023	1			0	NONE	Y
21649138	1474 E COTTONWOOD ST, UNIT# B, ONTARIO, CA 91761	B202205676	ADU	R	0	1	2/1/2023	1			0	NONE	Y
104810315	854 E ROSEWOOD CT B, ONTARIO, CA 91764	B202205893	ADU	R	0	1	8/8/2023	1			0	NONE	Y
104752123	1224 N SULTANA AV, ONTARIO, CA 91764	B202206117	ADU	R	0	1	6/13/2023	1			0	NONE	Y
105105103	309 W PHILADELPHIA ST, UNIT# B, ONTARIO, CA 91762	B202206334	ADU	R	0	1	10/20/2023	1			0	NONE	Y
100846225	933 W BONNIE BRAE CT B, ONTARIO, CA 91762	B202206610	ADU	R	0	1	5/31/2023	1			0	NONE	Y
104822103	518 E I ST B, ONTARIO, CA 91764	B202206612	ADU	R	0	1	9/13/2023	1			0	NONE	Y
108324120	2752 S ARCADIAN SHORES RD B, ONTARIO, CA 91761	B202206820	ADU	R	0	1	10/24/2023	1			0	NONE	Y
104751226	639 E FOURTH ST B, ONTARIO, CA 91764	B202206827	ADU	R	0	1	10/2/2023	1			0	NONE	Y
105009243	1560 S MONTEREY AV B, ONTARIO, CA 91761	B202206873	ADU	R	0	1	7/24/2023	1			0	NONE	Y
104842103	528 N ALLYN AV B, ONTARIO, CA 91764	B202206874	ADU	R	0	1	5/30/2023	1			0	NONE	Y
10857319	1750 N MADERA AV B, ONTARIO, CA 0	B202206896	ADU	R	0	1	9/6/2023	1			0	NONE	Y
21637159	1479 E CHERRY HILL CT C, ONTARIO, CA 91761	B202207014	ADU	R	0	1	6/20/2023	1			0	NONE	Y
104923218	550 E PARK ST # B, ONTARIO, CA 91761	B202207119	ADU	R	0	1	1/11/2023	1			0	NONE	Y
104736227	1329 N SULTANA AV, ONTARIO, CA 91764	B202207238	ADU	R	0	1	5/22/2023	1			0	NONE	Y
101047221	958 W FLORA ST B, ONTARIO, CA 91762	B202207239	ADU	R	0	1	12/5/2023	1			0	NONE	Y
104736229	1321 N SULTANA AV, UNIT# B, ONTARIO, CA 91764	B202207462	ADU	R	0	1	5/22/2023	1			0	NONE	Y
105034129	640 W CEDAR ST B, ONTARIO, CA 91762	B202207779	ADU	R	0	1	5/9/2023	1			0	NONE	Y
11034401	936 N ORANGE AV, ONTARIO, CA 91764	B202207930	ADU	R	0	1	6/16/2023	1			0	NONE	Y
104843238	517 N HOLMES AV B, ONTARIO, CA 91764	B202208061	ADU	R	0	1	12/5/2023	1			0	NONE	Y
104929120	622 W NEVADA ST, BLDG# C, ONTARIO, CA 91762	B202208066	ADU	R	0	1	8/23/2023	1			0	NONE	Y
21871434	3298 E LAVENDER DR B, ONTARIO, CA 91762	B202208278	ADU	R	0	1	9/26/2023	1			0	NONE	N
101156211	1305 S PALMETTO AV B, ONTARIO, CA 91762	B202208548	ADU	R	0	1	8/25/2023	1			0	NONE	Y
11021105	746 N CALAVERAS AV B, ONTARIO, CA 91764	B202208552	ADU	R	0	1	8/3/2023	1			0	NONE	Y
104808109	544 E J ST, UNIT# B, ONTARIO, CA 91764	B202208630	ADU	R	0	1	10/30/2023	1			0	NONE	Y
101455115	1346 W PHILADELPHIA ST, UNIT# C, ONTARIO, CA 91762	B202208631	ADU	R	0	1	3/30/2023	1			0	NONE	Y
104832243	663 W F ST B, ONTARIO, CA 91762	B202208665	ADU	R	0	1	9/15/2023	1			0	NONE	Y
105112162	2232 S PHOENIX AV B, ONTARIO, CA 91761	B202208752	ADU	R	0	1	9/8/2023	1			0	NONE	Y
104958313	1198 S SAN ANTONIO AV, APT# 21 - 22, ONTARIO, CA 91762	B202208920	ADU	R	0	1	6/22/2023	1			0	NONE	Y
104950332	603 E BELMONT ST B, ONTARIO, CA 91761	B202208927	ADU	R	0	1	8/18/2023	1			0	NONE	Y
11350212	2839 S WHISPERING LAKES LN B, ONTARIO, CA 91761	B202300180	ADU	R	0	1	9/29/2023	1			0	NONE	Y
101444125	1387 W FRANCIS ST, BLDG# C, ONTARIO, CA 91762	B202300189	ADU	R	0	1	1/24/2023	1			0	NONE	Y
104846215	1083 E NOCTA ST B	B202300474	ADU	R	0	1	8/28/2023	1			0	NONE	Y
101455103	2134 S MAGNOLIA AV B, ONTARIO, CA 91762	B202300910	ADU	R	0	1	9/15/2023	1			0	NONE	Y
104812226	914 E PLAZA SERENA ST B, ONTARIO, CA 91764	B202301226	ADU	R	0	1	11/21/2023	1			0	NONE	Y
101457137	2049 S ALMOND AV B, ONTARIO, CA 91762	B202301228	ADU	R	0	1	8/1/2023	1			0	NONE	Y
105004116	1460 S FERN AV B, ONTARIO, CA 91762	B202301450	ADU	R	0	1	9/7/2023	1			0	NONE	Y
104832247	664 W FLORA ST, UNIT# B, ONTARIO, CA 91762	B202301548	ADU	R	0	1	11/6/2023	1			0	NONE	Y
101016318	830 W BERKELEY CT C, ONTARIO, CA 91762	B202301786	ADU	R	0	1	11/15/2023	1			0	NONE	Y
11356424	2905 S SPYGLASS CT B, ONTARIO, CA 91761	B202302245	ADU	R	0	1	11/21/2023	1			0	NONE	Y
105134109	2703 S PARKSIDE DR B, ONTARIO, CA 91761	B202302557	ADU	R	0	1	11/30/2023	1			0	NONE	Y
11051209	760 N MADERA AV B, ONTARIO, CA 91764	B202302761	ADU	R	0	1	11/17/2023	1			0	NONE	Y
104860408	723 W B ST B, ONTARIO, CA 91762	B202302812	ADU	R	0	1	12/8/2023	1			0	NONE	Y
104822213	624 E GRANADA CT, ONTARIO, CA 91764	B202302975	ADU	R	0	1	10/20/2023	1			0	NONE	Y
104933314	920 S EUCLID AV B, ONTARIO, CA 91762	B202303092	ADU	R	0	1	9/5/2023	1			0	NONE	Y
105025123	419 E FRANCIS ST B, ONTARIO, CA 91761	B202303133	ADU	R	0	1	9/7/2023	1			0	NONE	Y
104828107	717 N VINE AV B, ONTARIO, CA 91762	B202303639	ADU	R	0	1	11/30/2023	1			0	NONE	Y
104823123	517 E EL MORADO CT, ONTARIO, CA 91764	B202303816	ADU	R	0	1	8/21/2023	1			0	NONE	Y
10849102	1715 E DEODAR ST B, ONTARIO, CA 91764	B202303947	ADU	R	0	1	11/8/2023	1			0	NONE	Y
104860315	714 W B ST B, ONTARIO, CA 91762	B202304023	ADU	R	0	1	10/4/2023	1			0	NONE	Y
104801201	763 W J ST B, ONTARIO, CA 91762	B202304225	ADU	R	0	1	11/14/2023	1			0	NONE	Y
105003114	1518 S FERN AV B, ONTARIO, CA 91762	B202304402	ADU	R	0	1	10/20/2023	1			0	NONE	Y
104828107	719 N VINE AV, SUITE# B, ONTARIO, CA 91762	B202307555	ADU	R	0	1	11/30/2023	1			0	NONE	Y
107341103	4251 E MALAGON PRIVADO, ONTARIO, CA 91762	B202202519	SFA	O	0	6	5/12/2022	6	6	1/9/2023	6	NONE	N
21071101	4061 E LUNA PASEO, ONTARIO, CA 91764	B202200278	SFA	O	0	8	4/28/2022	8	8	4/4/2023	8	NONE	Y
21821135	4041 E PEONY PASEO, ONTARIO, CA 91764	B202204136	SFA	O	0	5	9/6/2022	5	5	4/5/2023	5	NONE	N
21826207	3679 E HAPPY PASEO, ONTARIO, CA 91761	B202200570	SFA	O	0	6	2/8/2022	6	6	4/19/2023	6	NONE	N
21826205	3681 E MOONLIGHT ST, BLDG# 12, ONTARIO, CA 91761	B202201306	SFA	O	0	6	3/17/2022	6	6	7/18/2023	6	NONE	N
21808408	3740 S ALLSTON PASEO, ONTARIO, CA 91761	B202201555	SFA	O	0	12	4/6/2022	12	12	8/14/2023	12	NONE	N

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	21809306	3680 E PECKHAM PASEO, UNIT# 1-6, ONTARIO, CA 91761		B202107131	SFA	O									0							6	6/21/2022	6							6	8/24/2023	6		NONE	N												
	21809306	3690 E PECKHAM PASEO, UNIT# 1-6, ONTARIO, CA 91761		B202107132	SFA	O									0							6	6/21/2022	6							6	8/24/2023	6		NONE	N												
	21808406	3721 S ALLSTON PASEO, ONTARIO, CA 91761		B202202794	SFA	O									0							12	5/24/2022	12							12	9/25/2023	12		NONE	N												
	107310102	4211 E MALAGON PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202302284	SFA	O									0							6	5/12/2023	6							6	11/17/2023	6		NONE	N												
	107310102	4191 E MALAGON PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202302285	SFA	O									0							6	5/12/2023	6							6	11/17/2023	6		NONE	N												
	21826205	3691 E MOONLIGHT ST, BLDG# 13, ONTARIO, CA 91761		B202203048	SFA	O									0							6	6/7/2022	6							6	11/20/2023	6		NONE	N												
	107310102	4231 E MALAGON PRIVADO, ONTARIO, CA 91762		B202202971	SFA	O									0							6	4/4/2023	6									0		NONE	N												
	107310102	4221 E MALAGON PRIVADO, ONTARIO, CA 91762		B202202972	SFA	O									0							6	4/4/2023	6									0		NONE	N												
	104855111	320 N EUCLID AV, ONTARIO, CA 91764		B202203417	5+	R									0							144	8/18/2023	144									0		NONE	Y												
	104905403	301 W TRANSIT ST, ONTARIO, CA 91762		B202208200	5+	R									0	15		7					4/6/2023	22									0	2	NONE	Y				55								
	104905404	310 W EMPORIA ST, ONTARIO, CA 91762		B202208203	5+	R									0	15		13					4/6/2023	28									0	3	NONE	Y				55								
	21020426	1000 N TANGENT PRIVADO, ONTARIO, CA 91764		B202208518	SFA	O									0							11	1/9/2023	11									0		NONE	Y												
	21020426	4152 E AXIS PRIVADO, ONTARIO, CA 91764		B202208519	SFA	O									0							11	1/9/2023	11									0		NONE	Y												
	21020426	4149 E CIRCLE PASEO, ONTARIO, CA 91764		B202208520	SFA	O									0							11	1/9/2023	11									0		NONE	Y												
	21020426	960 N TANGENT PRIVADO, ONTARIO, CA 91764		B202208521	SFA	O									0							11	1/9/2023	11									0		NONE	Y												
	21830713	4253 S SAGE PASEO, ONTARIO, CA 91762		B202300385	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830705	4231 S HOLLYHOCK PASEO, ONTARIO, CA 91762		B202300386	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830706	4230 S HOLLYHOCK PASEO, ONTARIO, CA 91762		B202300387	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830707	4231 S HIBISCUS PASEO, ONTARIO, CA 91762		B202300388	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830708	4230 S HIBISCUS PASEO, ONTARIO, CA 91762		B202300389	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830714	4253 S HIBISCUS PASEO, ONTARIO, CA 91762		B202300390	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830713	4252 S HIBISCUS PASEO, ONTARIO, CA 91762		B202300391	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830704	4096 E LILY PASEO, ONTARIO, CA 91762		B202300392	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830703	4076 E LILY PASEO, ONTARIO, CA 91762		B202300393	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830702	4046 E LILY PASEO, ONTARIO, CA 91762		B202300394	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830701	4016 E LILY PASEO, ONTARIO, CA 91762		B202300395	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830709	4231 S SAGE PASEO, ONTARIO, CA 91762		B202300396	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21830710	4230 S SAGE PASEO, ONTARIO, CA 91762		B202300397	SFA	O									0							6	6/29/2023	6									0		NONE	N												
	21825238	4281 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300610	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4283 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300611	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4279 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300612	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4285 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300613	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4277 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300614	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4287 E RINCON ST, BLDG# 17, ONTARIO, CA 91762		B202300615	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4287 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300627	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4285 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300628	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4295 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300629	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4289 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300630	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4283 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300631	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4277 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300632	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4293 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300633	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4291 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300634	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4281 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300635	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825238	4279 S HERMOSA PASEO, BLDG# 1, ONTARIO, CA 91762		B202300636	SFD	O									0							1	3/17/2023	1									0		NONE	N												
	21825208	4011 E HUNTINGTON ST 19, ONTARIO, CA 91762		B202300668	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4009 E HUNTINGTON ST 20, ONTARIO, CA 91762		B202300669	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4007 E HUNTINGTON ST 21, ONTARIO, CA 91762		B202300670	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4005 E HUNTINGTON ST 22, ONTARIO, CA 91762		B202300671	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4003 E HUNTINGTON ST 23, ONTARIO, CA 91762		B202300672	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4001 E HUNTINGTON ST 24, ONTARIO, CA 91762		B202300673	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4006 E RINCON ST 13, ONTARIO, CA 91762		B202300674	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4008 E RINCON ST 14, ONTARIO, CA 91762		B202300675	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4010 E RINCON ST 15, ONTARIO, CA 91762		B202300676	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4012 E RINCON ST 16, ONTARIO, CA 91762		B202300677	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4014 E RINCON ST 17, ONTARIO, CA 91762		B202300678	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	4016 E RINCON ST 18, ONTARIO, CA 91762		B202300679	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3976 E RINCON ST 7, ONTARIO, CA 91762		B202300680	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3978 E RINCON ST 8, ONTARIO, CA 91762		B202300681	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3980 E RINCON ST 9, ONTARIO, CA 91762		B202300682	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3982 E RINCON ST 10, ONTARIO, CA 91762		B202300683	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3984 E RINCON ST 11, ONTARIO, CA 91762		B202300684	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3986 E RINCON ST 12, ONTARIO, CA 91762		B202300685	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3975 E HUNTINGTON ST 30, ONTARIO, CA 91762		B202300686	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3977 E HUNTINGTON ST 29, ONTARIO, CA 91762		B202300687	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3979 E HUNTINGTON ST 28, ONTARIO, CA 91762		B202300688	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3981 E HUNTINGTON ST 27, ONTARIO, CA 91762		B202300689	SFD	O									0							1	4/4/2023	1									0		NONE	N												

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Cells in grey contain auto-calculation formulas

	21825208	3983 E HUNTINGTON ST 26, ONTARIO, CA 91762		B202300690	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3985 E HUNTINGTON ST 25, ONTARIO, CA 91762		B202300691	SFD	O									0							1	4/4/2023	1									0		NONE	N												
	21825208	3956 E RINCON ST 1, ONTARIO, CA 91762		B202300704	SFD	O									0							1	4/11/2023	1									0		NONE	Y												
	21825208	3958 E RINCON ST 2, ONTARIO, CA 91762		B202300705	SFD	O									0							1	4/11/2023	1									0		NONE	Y												
	21825208	3960 E RINCON ST 3, ONTARIO, CA 91762		B202300706	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3962 E RINCON ST 4, ONTARIO, CA 91762		B202300707	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3964 E RINCON ST 5, ONTARIO, CA 91762		B202300708	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3966 E RINCON ST 6, ONTARIO, CA 91762		B202300709	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3965 E HUNTINGTON ST 31, ONTARIO, CA 91762		B202300710	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3963 E HUNTINGTON ST 32, ONTARIO, CA 91762		B202300711	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3961 E HUNTINGTON ST 33, ONTARIO, CA 91762		B202300712	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3957 E HUNTINGTON ST 35, ONTARIO, CA 91762		B202300713	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3959 E HUNTINGTON ST 34, ONTARIO, CA 91762		B202300714	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	3955 E HUNTINGTON ST 36, ONTARIO, CA 91762		B202300715	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4120 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301042	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4118 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301043	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4116 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301044	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4114 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301045	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4112 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301046	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4110 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301047	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4108 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301048	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4106 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301049	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4104 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301050	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4102 E CORONADO PRIVADO, BLDG# 7, ONTARIO, CA 91762		B202301051	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4107 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301052	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4109 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301053	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4111 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301054	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4113 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301055	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4115 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301056	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4117 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301057	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4119 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301058	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4121 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301059	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4123 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301060	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4125 E CORONADO PRIVADO, BLDG# 15, ONTARIO, CA 91762		B202301061	SFD	O									0							1	4/10/2023	1									0		NONE	N												
	21825208	4070 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301062	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4068 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301063	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4066 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301064	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4064 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301065	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4062 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301066	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4060 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301067	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4058 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301068	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4056 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301069	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4054 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301070	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4052 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301071	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4057 E CORONADO PRIVADO, BLDG# 8, ONTARIO, CA 91762		B202301072	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4059 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301073	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4061 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301074	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4063 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301075	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4065 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301076	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4067 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301077	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4069 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301078	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4071 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301079	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4073 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301080	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4075 E CORONADO PRIVADO, BLDG# 14, ONTARIO, CA 91762		B202301081	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4020 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762		B202301082	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4018 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762		B202301083	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4016 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762		B202301084	SFD	O									0							1	4/11/2023	1									0		NONE	N												
	21825208	4014 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762		B202301085	SFD	O									0							1	4/11/2023	1									0		NONE	N												

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	21825208	4012 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301086	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4010 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301087	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4008 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301088	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4006 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301089	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4004 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301090	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4002 E CORONADO PRIVADO, BLDG# 9, ONTARIO, CA 91762	B202301091	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4007 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301092	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4009 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301093	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4011 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301094	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4013 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301095	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4015 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301096	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4017 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301097	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4019 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301098	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4021 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301099	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4023 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301100	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825208	4025 E CORONADO PRIVADO, BLDG# 13, ONTARIO, CA 91762	B202301101	SFD	O	0	1	4/11/2023	1	0	NONE	N
	21825238	4255 S HERMOSA PASEO, ONTARIO, CA 91762	B202301138	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4253 S HERMOSA PASEO, ONTARIO, CA 91762	B202301139	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4251 S HERMOSA PASEO, ONTARIO, CA 91762	B202301140	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4249 S HERMOSA PASEO, ONTARIO, CA 91762	B202301141	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4247 S HERMOSA PASEO, ONTARIO, CA 91762	B202301142	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4245 S HERMOSA PASEO, ONTARIO, CA 91762	B202301143	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4243 S HERMOSA PASEO, ONTARIO, CA 91762	B202301144	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4241 S HERMOSA PASEO, ONTARIO, CA 91762	B202301145	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4239 S HERMOSA PASEO, ONTARIO, CA 91762	B202301146	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4237 S HERMOSA PASEO, ONTARIO, CA 91762	B202301147	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4240 S HERMOSA PASEO, ONTARIO, CA 91762	B202301148	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4242 S HERMOSA PASEO, ONTARIO, CA 91762	B202301149	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4244 S HERMOSA PASEO, ONTARIO, CA 91762	B202301150	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4246 S HERMOSA PASEO, ONTARIO, CA 91762	B202301151	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4248 S HERMOSA PASEO, ONTARIO, CA 91762	B202301152	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4250 S HERMOSA PASEO, ONTARIO, CA 91762	B202301153	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4252 S HERMOSA PASEO, ONTARIO, CA 91762	B202301154	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4254 S HERMOSA PASEO, ONTARIO, CA 91762	B202301155	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4256 S HERMOSA PASEO, ONTARIO, CA 91762	B202301156	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825238	4258 S HERMOSA PASEO, ONTARIO, CA 91762	B202301157	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3970 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301161	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3968 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301162	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3966 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301163	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3964 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301164	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3962 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301165	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3960 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301166	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3958 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301167	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3956 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301168	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3954 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301169	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3952 E CORONADO PRIVADO, BLDG# 10, ONTARIO, CA 91762	B202301170	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3901 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301172	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3903 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301173	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3905 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301174	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3907 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301175	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3909 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301176	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3911 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301177	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3913 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301178	SFD	O	0	1	4/27/2023	1	0	NONE	N
	21825208	3915 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762	B202301179	SFD	O	0	1	4/27/2023	1	0	NONE	N

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	21825208	3917 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762		B202301180	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3919 E CORONADO PRIVADO, BLDG# 12, ONTARIO, CA 91762		B202301181	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3902 E CORONADO PRIVADO, BLDG# 11, ONTARIO, CA 91762		B202301183	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3904 E CORONADO PRIVADO, BLDG# 11, ONTARIO, CA 91762		B202301184	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3906 E CORONADO PRIVADO, BLDG# 11, ONTARIO, CA 91762		B202301185	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3908 E CORONADO PRIVADO, BLDG# 11, ONTARIO, CA 91762		B202301186	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21825208	3910 E CORONADO PRIVADO, BLDG# 11, ONTARIO, CA 91762		B202301187	SFD	O									0							1	4/27/2023	1									0		NONE	N												
	21831201	3951 E RINCON ST, ONTARIO, CA 91762		B202301406	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3953 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301407	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3941 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301408	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	4260 S LAGUNA AV, ONTARIO, CA 91762		B202301413	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3923 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301414	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3953 E RINCON ST, ONTARIO, CA 91762		B202301418	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3955 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301419	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3939 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301420	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3949 E RINCON ST, ONTARIO, CA 91762		B202301421	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3955 E RINCON ST, ONTARIO, CA 91762		B202301422	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3951 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301423	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3957 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301424	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3943 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301425	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3937 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301426	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3947 E RINCON ST, ONTARIO, CA 91762		B202301427	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3957 E RINCON ST, ONTARIO, CA 91762		B202301428	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3949 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301429	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3959 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301430	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3945 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301431	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3935 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301432	SFD	O									0							1	5/19/2023	1									0		NONE	N												
	21831201	3909 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301440	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4210 S LAGUNA AV, ONTARIO, CA 91762		B202301441	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3925 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301442	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3907 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301443	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4212 S LAGUNA AV, ONTARIO, CA 91762		B202301444	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3921 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301445	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3927 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301446	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3912 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301447	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3905 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301448	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4208 S LAGUNA AV, ONTARIO, CA 91762		B202301457	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4214 S LAGUNA AV, ONTARIO, CA 91762		B202301458	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3919 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301459	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3929 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301460	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3915 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301461	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	3903 E CARMEL PRIVADO, ONTARIO, CA 91762		B202301462	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4240 S LAGUNA AV, ONTARIO, CA 91762		B202301466	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4258 S LAGUNA AV, ONTARIO, CA 91762		B202301467	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4238 S LAGUNA AV, ONTARIO, CA 91762		B202301468	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4262 S LAGUNA AV, ONTARIO, CA 91762		B202301469	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4256 S LAGUNA AV, ONTARIO, CA 91762		B202301470	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4242 S LAGUNA AV, ONTARIO, CA 91762		B202301471	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4236 S LAGUNA AV, ONTARIO, CA 91762		B202301472	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4264 E LAGUNA AV, ONTARIO, CA 91762		B202301473	SFD	O									0							1	4/28/2023	1									0		NONE	Y												
	21831201	4254 S LAGUNA AV, ONTARIO, CA 91762		B202301474	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4244 S LAGUNA AV, ONTARIO, CA 91762		B202301475	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831201	4234 S LAGUNA AV, ONTARIO, CA 91762		B202301476	SFD	O									0							1	4/28/2023	1									0		NONE	N												
	21831204	4280 S HERMOSA PASEO 51, ONTARIO, CA		B202302649	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4286 S HERMOSA PASEO 54, ONTARIO, CA		B202302650	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4292 S HERMOSA PASEO 57, ONTARIO, CA		B202302651	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4298 S HERMOSA PASEO 60, ONTARIO, CA		B202302652	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4284 S HERMOSA PASEO 53, ONTARIO, CA		B202302654	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4294 S HERMOSA PASEO 58, ONTARIO, CA		B202302655	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4296 S HERMOSA PASEO 59, ONTARIO, CA		B202302656	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4282 S HERMOSA PASEO 52, ONTARIO, CA		B202302657	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4288 S HERMOSA PASEO 55, ONTARIO, CA		B202302658	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4290 S HERMOSA PASEO 56, ONTARIO, CA		B202302659	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4271 S HERMOSA PASEO 13, ONTARIO, CA		B202302662	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4269 S HERMOSA PASEO 14, ONTARIO, CA		B202302663	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4263 S HERMOSA PASEO 17, ONTARIO, CA		B202302664	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4257 S HERMOSA PASEO 20, ONTARIO, CA		B202302665	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4266 S HERMOSA PASEO 44, ONTARIO, CA		B202302666	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4272 S HERMOSA PASEO 47, ONTARIO, CA		B202302667	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4278 S HERMOSA PASEO 50, ONTARIO, CA		B202302668	SFD	O									0							1	6/12/2023	1									0		NONE	N												
	21831204	4275 S HERMOSA PASEO 11, ONTARIO, CA		B202302669	SFD	O									0							1	6/12/2023	1									0		NONE	N												

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Cells in grey contain auto-calculation formulas

21831204	4260 S HERMOSA PASEO 41, ONTARIO, CA	B202302670	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4273 S HERMOSA PASEO 12, ONTARIO, CA	B202302671	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4261 S HERMOSA PASEO 18, ONTARIO, CA	B202302672	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4259 S HERMOSA PASEO 19, ONTARIO, CA	B202302673	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4262 S HERMOSA PASEO 42, ONTARIO, CA	B202302674	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4264 S HERMOSA PASEO 43, ONTARIO, CA	B202302675	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4274 S HERMOSA PASEO, ONTARIO, CA	B202302676	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4276 S HERMOSA PASEO 49, ONTARIO, CA	B202302677	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4267 S HERMOSA PASEO 15, ONTARIO, CA	B202302679	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4265 S HERMOSA PASEO 16, ONTARIO, CA	B202302680	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4268 S HERMOSA PASEO 45, ONTARIO, CA	B202302681	SFD	O	0	1	6/12/2023	1	0	NONE	N
21831204	4270 S HERMOSA PASEO 46, ONTARIO, CA	B202302682	SFD	O	0	1	6/12/2023	1	0	NONE	N
107310102	4130 E MALAGON PRIVADO, ONTARIO, CA 91762	B202302802	SFA	O	0	6	11/27/2023	6	0	NONE	N
107310102	4402 S CLIFTON AV, ONTARIO, CA 91762	B202302803	SFA	O	0	6	11/27/2023	6	0	NONE	N
107310102	4160 E MALAGON PRIVADO, ONTARIO, CA 91762	B202302804	SFA	O	0	6	11/27/2023	6	0	NONE	N
107310102	4181 E MALAGON PRIVADO, ONTARIO, CA 91762	B202303886	SFA	O	0	6	8/9/2023	6	0	NONE	N
107310102	4171 E MALAGON PRIVADO, ONTARIO, CA 91762	B202303887	SFA	O	0	6	8/9/2023	6	0	NONE	N
21831201	4211 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304004	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4207 E RINCON ST, ONTARIO, CA 91762	B202304005	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4209 E RINCON ST, ONTARIO, CA 91762	B202304006	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4225 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304007	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4209 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304008	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4205 E RINCON ST, ONTARIO, CA 91762	B202304009	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4211 E RINCON ST, ONTARIO, CA 91762	B202304010	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4227 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304011	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4213 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304012	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4207 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304013	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4203 E RINCON ST, ONTARIO, CA 91762	B202304014	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4213 E RINCON ST, ONTARIO, CA 91762	B202304015	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4223 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304016	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4229 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304017	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4215 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304018	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4205 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304019	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4283 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304025	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4289 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304026	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4275 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304027	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4269 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304028	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4285 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304029	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4273 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304030	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4287 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304031	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	4271 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304032	SFD	O	0	1	7/18/2023	1	0	NONE	N
21831201	3995 E RINCON ST, ONTARIO, CA 91762	B202304500	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4001 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304501	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3997 E RINCON ST, ONTARIO, CA 91762	B202304502	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4195 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304503	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4197 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304504	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3997 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304505	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3993 E RINCON ST, ONTARIO, CA 91762	B202304507	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4001 E RINCON ST, ONTARIO, CA 91762	B202304508	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4193 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304509	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4199 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304510	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4003 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304511	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3995 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304512	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3991 E RINCON ST, ONTARIO, CA 91762	B202304513	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4003 E RINCON ST, ONTARIO, CA 91762	B202304514	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4191 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304515	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4201 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304516	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4005 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304517	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	3993 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304518	SFD	O	0	1	8/11/2023	1	0	NONE	N
21831201	4273 E RINCON ST, ONTARIO, CA 91762	B202304533	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	4263 E RINCON ST, ONTARIO, CA 91762	B202304534	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	4265 E RINCON ST, ONTARIO, CA 91762	B202304538	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	4271 E RINCON ST, ONTARIO, CA 91762	B202304539	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	4267 E RINCON ST, ONTARIO, CA 91762	B202304540	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	4269 E RINCON ST, ONTARIO, CA 91762	B202304541	SFD	O	0	1	9/25/2023	1	0	NONE	N
21831201	3971 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304582	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3971 E RINCON ST, ONTARIO, CA 91762	B202304583	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3973 E RINCON ST, ONTARIO, CA 91762	B202304584	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3983 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304585	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3985 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304586	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3969 E CARMEL PRIVADO, ONTARIO, CA 91762	B202304587	SFD	O	0	1	8/23/2023	1	0	NONE	N
21831201	3969 E RINCON ST, ONTARIO, CA 91762	B202304588	SFD	O	0	1	8/23/2023	1	0	NONE	N

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	21831201	3975 E RINCON ST, ONTARIO, CA 91762		B202304589	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3981 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304590	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3987 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304591	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3973 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304592	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3967 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304593	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3967 E RINCON ST, ONTARIO, CA 91762		B202304595	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3977 E RINCON ST, ONTARIO, CA 91762		B202304596	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3979 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304597	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3989 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304598	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3975 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304599	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	3965 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304600	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831201	4239 E RINCON ST, ONTARIO, CA 91762		B202304787	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4237 E RINCON ST, ONTARIO, CA 91762		B202304788	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4251 E RINCON ST, ONTARIO, CA 91762		B202304789	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4253 E RINCON ST, ONTARIO, CA 91762		B202304790	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4255 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304791	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4243 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304792	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4241 E RINCON ST, ONTARIO, CA 91762		B202304793	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4235 E RINCON ST, ONTARIO, CA 91762		B202304794	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4249 E RINCON ST, ONTARIO, CA 91762		B202304795	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4255 E RINCON ST, ONTARIO, CA 91762		B202304796	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4257 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304797	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4241 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304798	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4243 E RINCON ST, ONTARIO, CA 91762		B202304800	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4233 E RINCON ST, ONTARIO, CA 91762		B202304801	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4247 E RINCON ST, ONTARIO, CA 91762		B202304802	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4257 E RINCON ST, ONTARIO, CA 91762		B202304803	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4253 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304804	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4259 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304805	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4245 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304806	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831201	4239 E CARMEL PRIVADO, ONTARIO, CA 91762		B202304807	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21824154	2812 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306563	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21824154	2810 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306564	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21824154	2808 E BEDFORD PRIVADO, ONTARIO, CA 91762		B202306566	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21824154	2806 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306567	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21824154	2804 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306568	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21824154	2802 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306569	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2784 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306593	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2758 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306594	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2780 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306595	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2778 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306596	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2764 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306597	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2762 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306598	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2782 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306599	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2760 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306600	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2772 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306601	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2770 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306602	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2774 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306603	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2768 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306604	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2776 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306605	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21832401	2766 E BOTTAS PRIVADO, ONTARIO, CA 91762		B202306606	SFD	O	0	1	12/1/2023	1			0	NONE	Y
	21839310	3930 S OASIS PASEO, BLDG# 18, ONTARIO, CA 91761		B202202072	SFA	O	0	14	6/7/2022	14	14	8/15/2023	14	NONE	N
	107317116	3275 S CANTONA PASEO, ONTARIO, CA 91762		B202207616	SFD	O	0	1	2/7/2023	1	1	9/13/2023	1	NONE	N
	107317116	3261 S CANTONA PASEO, ONTARIO, CA 91762		B202207615	SFD	O	0	1	2/7/2023	1	1	9/13/2023	1	NONE	N
	21809301	3550 E POLLOCK ST, ONTARIO, CA		B202001590	SFD	O	0	6	12/7/2020	6	6	9/25/2023	6	NONE	N
	101138204	1001 W MISSION BL, ONTARIO, CA 91762		B202001018	SFA	R	0	68	9/22/2021	68	68	10/3/2023	68	NONE	Y
	21826430	3625 E DELIGHT PASEO, BLDG# 9, ONTARIO, CA 91761		B202203047	SFA	O	0	14	6/7/2022	14	14	11/6/2023	14	NONE	N
	107317116	3245 S CANTONA PASEO, ONTARIO, CA 91762		B202207639	SFD	O	0	1	4/28/2023	1	1	11/16/2023	1	NONE	N
	107317116	3259 S CANTONA PASEO, ONTARIO, CA 91762		B202207640	SFD	O	0	1	4/28/2023	1	1	11/16/2023	1	NONE	N
	101136101	855 S BENSON AV, ONTARIO, CA 91762		B202101598	SFA	O	0	11	6/27/2023	11			0	NONE	Y
	101136101	853 S BENSON AV, ONTARIO, CA 91762		B202101599	SFA	O	0	15	6/27/2023	15			0	NONE	Y
	101136101	857 S BENSON AV, ONTARIO, CA 91762		B202101600	SFA	O	0	4	6/27/2023	4			0	NONE	Y
	107317116	5042 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207603	SFD	O	0	1	6/30/2023	1			0	NONE	N
	107317116	5050 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207604	SFD	O	0	1	6/30/2023	1			0	NONE	N
	107317116	5058 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207629	SFD	O	0	1	6/30/2023	1			0	NONE	N
	107317116	5066 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207630	SFD	O	0	1	6/30/2023	1			0	NONE	N
	107317116	3238 S CANTONA PASEO, ONTARIO, CA 91762		B202207663	SFD	O	0	1	6/26/2023	1			0	NONE	N
	107317116	5086 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207668	SFD	O	0	1	6/30/2023	1			0	NONE	N
	107317116	5034 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207692	SFD	O	0	1	6/30/2023	1			0	NONE	N
	101052128	239 N MOUNTAIN AV, ONTARIO, CA 91762		B202208281	SFA	O	0	6	1/20/2023	6			0	NONE	Y
	101052128	229 N MOUNTAIN AV, ONTARIO, CA 91762		B202208282	SFA	O	0	4	1/20/2023	4			0	NONE	Y
	101052128	203 N MOUNTAIN AV, ONTARIO, CA 91762		B202208283	SFA	O	0	4	1/20/2023	4			0	NONE	Y

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	101052128	185 N MOUNTAIN AV, ONTARIO, CA 91762		B202208284	SFA	O									0							4	1/20/2023	4									0		NONE	Y
	101052128	175 N MOUNTAIN AV, ONTARIO, CA 91762		B202208285	SFA	O									0							3	1/20/2023	3									0		NONE	Y
	101052128	193 N MOUNTAIN AV, ONTARIO, CA 91762		B202208286	SFA	O									0							3	1/20/2023	3									0		NONE	Y
	101052128	211 N MOUNTAIN AV, ONTARIO, CA 91762		B202208287	SFA	O									0							3	1/20/2023	3									0		NONE	Y
	101052128	221 N MOUNTAIN AV, ONTARIO, CA 91762		B202208288	SFA	O									0							6	1/20/2023	6									0		NONE	Y
	101052128	167 N MOUNTAIN AV, ONTARIO, CA 91762		B202208289	SFA	O									0							6	1/20/2023	6									0		NONE	Y
	21020426	1020 N TANGENT PRIVADO, ONTARIO, CA 91764		B202208514	SFA	O									0							11	1/9/2023	11									0		NONE	Y
	21020426	4102 E AXIS PRIVADO, ONTARIO, CA 91764		B202208515	SFA	O									0							11	1/9/2023	11									0		NONE	Y
	21020426	4199 E CIRCLE PASEO, ONTARIO, CA 91764		B202208516	SFA	O									0							11	1/9/2023	11									0		NONE	Y
	21020426	4100 E CIRCLE PASEO, ONTARIO, CA 91764		B202208517	SFA	O									0							11	1/9/2023	11									0		NONE	Y
	21020426	4127 E CIRCLE PASEO, ONTARIO, CA 91764		B202208522	SFA	O									0							11	1/9/2023	11									0		NONE	Y
	21808652	3688 S NEXA PASEO, ONTARIO, CA 91761		B202202282	SFD	O									0							1	6/10/2022	1							1	3/28/2023	1		NONE	N
	21808653	3690 S NEXA PASEO, ONTARIO, CA 91761		B202202283	SFD	O									0							1	6/10/2022	1							1	5/4/2023	1		NONE	N
	104923218	550 E PARK ST # A, ONTARIO, CA 91761		B202105924	SFD	O									0							1	2/6/2023	1									0		NONE	Y
	21809305	3680 E POLLOCK ST, UNIT# 1805, ONTARIO, CA 91761		B202300975	SFD	O									0							1	3/3/2023	1									0		NONE	N
	21809305	3680 E POLLOCK ST, UNIT# 1802, ONTARIO, CA 91761		B202300981	SFD	O									0							1	3/3/2023	1									0		NONE	N
	21809305	3680 E POLLOCK ST, UNIT# 1804, ONTARIO, CA 91761		B202300982	SFD	O									0							1	3/3/2023	1									0		NONE	N
	21809305	3680 E POLLOCK ST, SUITE# 1803, ONTARIO, CA 91761		B202300985	SFD	O									0							1	3/3/2023	1									0		NONE	N
	21809305	3680 E POLLOCK ST, UNIT# 1806, ONTARIO, CA 91761		B202300986	SFD	O									0							1	3/3/2023	1									0		NONE	N
	21809305	3680 E POLLOCK ST, UNIT# 1801, ONTARIO, CA 91761		B202300992	SFD	O									0							1	3/3/2023	1									0		NONE	N
	107334145	4005 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301621	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334146	4021 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301622	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334150	4053 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301623	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334154	4085 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301633	SFD	O									0							1	6/30/2023	1									0		NONE	N
	104857403	319 W B ST A & B, ONTARIO, CA 91762		B202100499	ADU	R									0							1	12/22/2023	1									0		SB 9 (2021) - Duplex in SF Zone	Y
	21821135	3950 E CRISANTA PRIVADO, ONTARIO, CA 91764		B202202407	SFD	O									0							1	5/2/2022	1							1	1/19/2023	1		NONE	N
	21865227	2986 S HALTON PASEO, ONTARIO, CA 91761		B202201695	SFD	O									0							1	4/29/2022	1							1	2/3/2023	1		NONE	N
	21865227	2983 E HALTON PASEO, ONTARIO, CA 91761		B202201699	SFD	O									0							1	4/29/2022	1							1	2/3/2023	1		NONE	N
	21865227	2989 E HALTON PASEO, ONTARIO, CA 91761		B202201698	SFD	O									0							1	4/29/2022	1							1	2/3/2023	1		NONE	N
	21865227	2993 E HALTON PASEO, ONTARIO, CA 91761		B202201697	SFD	O									0							1	4/29/2022	1							1	2/3/2023	1		NONE	N
	21865227	2982 S HALTON PASEO, ONTARIO, CA 91761		B202201694	SFD	O									0							1	4/29/2022	1							1	2/7/2023	1		NONE	N
	21865227	2990 S HALTON PASEO, ONTARIO, CA 91761		B202201696	SFD	O									0							1	4/29/2022	1							1	2/7/2023	1		NONE	N
	21808627	3713 S NEXA PASEO, ONTARIO, CA 91761		B202202288	SFD	O									0							1	4/26/2022	1							1	2/16/2023	1		NONE	N
	21808626	3715 S NEXA PASEO, ONTARIO, CA 91761		B202202290	SFD	O									0							1	4/26/2022	1							1	2/16/2023	1		NONE	N
	21808631	3703 S NEXA PASEO, ONTARIO, CA 91761		B202202291	SFD	O									0							1	4/26/2022	1							1	3/9/2023	1		NONE	N
	21808630	3705 S NEXA PASEO, ONTARIO, CA 91761		B202202289	SFD	O									0							1	4/26/2022	1							1	3/9/2023	1		NONE	N
	105153157	672 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202888	SFD	O									0							1	7/18/2022	1							1	3/17/2023	1		NONE	Y
	105153157	668 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202890	SFD	O									0							1	7/18/2022	1							1	3/17/2023	1		NONE	Y
	105153157	678 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202891	SFD	O									0							1	7/18/2022	1							1	3/17/2023	1		NONE	Y
	105153157	664 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202892	SFD	O									0							1	7/18/2022	1							1	3/20/2023	1		NONE	Y
	105153157	686 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202893	SFD	O									0							1	7/18/2022	1							1	3/20/2023	1		NONE	Y
	105153157	682 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202202889	SFD	O									0							1	7/18/2022	1							1	3/21/2023	1		NONE	Y
	21808651	3686 S NEXA PASEO, ONTARIO, CA 91761		B202202284	SFD	O									0							1	6/10/2022	1							1	3/28/2023	1		NONE	N
	21808625	3717 S NEXA PASEO, ONTARIO, CA 91761		B202202286	SFD	O									0							1	4/26/2022	1							1	3/28/2023	1		NONE	N
	21808628	3711 S NEXA PASEO, ONTARIO, CA 91761		B202202292	SFD	O									0							1	4/26/2022	1							1	3/28/2023	1		NONE	N
	21808632	3701 S NEXA PASEO, ONTARIO, CA 91761		B202202287	SFD	O									0							1	4/26/2022	1							1	3/29/2023	1		NONE	N
	21821135	4260 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204134	SFD	O									0							1	7/27/2022	1							1	4/5/2023	1		NONE	N
	21821135	4252 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204531	SFD	O									0							1	7/27/2022	1							1	4/5/2023	1		NONE	N
	21821135	4256 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204533	SFD	O									0							1	7/27/2022	1							1	4/5/2023	1		NONE	N
	21821135	4248 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204536	SFD	O									0							1	7/27/2022	1							1	4/5/2023	1		NONE	N
	21821135	4232 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204532	SFD	O									0							1	7/27/2022	1							1	4/12/2023	1		NONE	N
	21821135	4240 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204534	SFD	O									0							1	7/27/2022	1							1	4/12/2023	1		NONE	N
	21821135	4236 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204535	SFD	O									0							1	7/27/2022	1							1	4/12/2023	1		NONE	N
	21821135	4244 S CRISANTA PRIVADO, ONTARIO, CA 91764		B202204537	SFD	O									0							1	7/27/2022	1							1	4/12/2023	1		NONE	N
	21808629	3707 S NEXA PASEO, ONTARIO, CA 91761		B202202293	SFD	O									0							1	4/26/2022	1							1	4/18/2023	1		NONE	N
	21808649	3680 S NEXA PASEO, ONTARIO, CA 91761		B202202278	SFD	O									0							1	6/10/2022	1							1	5/4/2023	1		NONE	N
	21808656	3698 S NEXA PASEO, ONTARIO, CA 91761		B202202279	SFD	O									0							1	6/10/2022	1							1	5/4/2023	1		NONE	N
	21898206	2420 E ENCANTO PASEO, ONTARIO, CA 91762		B202202798	SFD	O									0							1	5/16/2022	1							1	5/5/2023	1		NONE	N
	21898206	2410 E ENCANTO PASEO, ONTARIO, CA 91762		B202202799	SFD	O									0							1	5/16/2022	1							1	5/5/2023	1		NONE	N
	21898206	2416 E ENCANTO PASEO, ONTARIO, CA 91762		B202202801	SFD	O									0							1	5/16/2022	1							1	5/5/2023	1		NONE	N
	21898206	2412 E ENCANTO PASEO, ONTARIO, CA 91762		B202202802	SFD	O									0							1	5/16/2022	1							1	5/5/2023	1		NONE	N
	21898206	2408 E ENCANTO PASEO, ONTARIO, CA 91762		B202202800	SFD	O									0							1	5/16/2022	1							1	5/8/2023	1		NONE	N
	21898206	2406 E ENCANTO PASEO, ONTARIO, CA 91762		B202202803	SFD	O									0							1	5/16/2022	1							1	5/8/2023	1		NONE	N
	21898206	2402 E ENCANTO PASEO, ONTARIO, CA 91762		B202202804	SFD	O									0							1	5/16/2022	1							1	5/8/2023	1		NONE	N
	21898206	4440 S GRANT PASEO, ONTARIO, CA 91762		B202200984	SFD	O									0							1	3/29/2022	1							1	5/15/2023	1		NONE	N

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Reporting Year	2023	(Jan. 1 - Dec. 31)
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	21898206	4436 S GRANT PASEO, ONTARIO, CA 91762		B202201096	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4442 S GRANT PASEO, ONTARIO, CA 91762		B202201097	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4446 S GRANT PASEO, ONTARIO, CA 91762		B202201098	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4444 S GRANT PASEO, ONTARIO, CA 91762		B202201101	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4432 S GRANT PASEO, ONTARIO, CA 91762		B202201102	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4448 S GRANT PASEO, ONTARIO, CA 91762		B202201103	SFD	O		0		1	3/29/2022	1		1	5/15/2023	1		NONE	N
	21898206	4438 S GRANT PASEO, ONTARIO, CA 91762		B202201100	SFD	O		0		1	3/29/2022	1		1	5/17/2023	1		NONE	N
	21865227	3903 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201718	SFD	O		0		1	7/21/2022	1		1	5/17/2023	1		NONE	N
	21865227	3899 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201719	SFD	O		0		1	7/21/2022	1		1	5/17/2023	1		NONE	N
	21865227	3897 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201720	SFD	O		0		1	7/21/2022	1		1	5/17/2023	1		NONE	N
	21865227	3893 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201721	SFD	O		0		1	7/21/2022	1		1	5/22/2023	1		NONE	N
	21865227	3891 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201722	SFD	O		0		1	7/21/2022	1		1	5/22/2023	1		NONE	N
	21865227	3887 E CRANBROOK PASEO, ONTARIO, CA 91761		B202201723	SFD	O		0		1	7/21/2022	1		1	5/22/2023	1		NONE	N
	21808650	3682 S NEXA PASEO, ONTARIO, CA 91761		B202202280	SFD	O		0		1	6/10/2022	1		1	6/9/2023	1		NONE	N
	21807305	4440 S FORSYTH PASEO, ONTARIO, CA 91762		B202201233	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4450 S FORSYTH PASEO, ONTARIO, CA 91762		B202201234	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4438 S FORSYTH PASEO, ONTARIO, CA 91762		B202201235	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4448 S FORSYTH PASEO, ONTARIO, CA 91762		B202201236	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4436 S FORSYTH PASEO, ONTARIO, CA 91762		B202201237	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4446 S FORSYTH PASEO, ONTARIO, CA 91762		B202201238	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4432 S FORSYTH PASEO, ONTARIO, CA 91762		B202201239	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21807305	4442 S FORSYTH PASEO, ONTARIO, CA 91762		B202201240	SFD	O		0		1	5/11/2022	1		1	6/15/2023	1		NONE	N
	21823129	4531 S BRYANT PASEO, ONTARIO, CA 91762		B202005002	SFD	O		0		1	11/9/2021	1		1	6/26/2023	1		NONE	N
	21823129	4535 S BRYANT PASEO, ONTARIO, CA 91762		B202005000	SFD	O		0		1	11/9/2021	1		1	6/28/2023	1		NONE	N
	21823135	4510 S GRANT PASEO, ONTARIO, CA 91762		B202005004	SFD	O		0		1	1/13/2022	1		1	6/28/2023	1		NONE	N
	21823117	4502 S GRANT PASEO, ONTARIO, CA 91762		B202005005	SFD	O		0		1	1/13/2022	1		1	6/28/2023	1		NONE	N
	21898206	2430 E STANLEY PASEO, ONTARIO, CA 91762		B202201170	SFD	O		0		1	3/29/2022	1		1	7/18/2023	1		NONE	N
	21898206	2436 E STANLEY PASEO, ONTARIO, CA 91762		B202201172	SFD	O		0		1	3/29/2022	1		1	7/18/2023	1		NONE	N
	21898206	2440 E STANLEY PASEO, ONTARIO, CA 91762		B202201175	SFD	O		0		1	3/29/2022	1		1	7/18/2023	1		NONE	N
	21898206	2446 E STANLEY PASEO, ONTARIO, CA 91762		B202201176	SFD	O		0		1	3/29/2022	1		1	7/18/2023	1		NONE	N
	21898206	2450 E STANLEY PASEO, ONTARIO, CA 91762		B202201179	SFD	O		0		1	3/29/2022	1		1	7/18/2023	1		NONE	N
	21898206	4421 S GRANT PASEO, ONTARIO, CA 91762		B202201171	SFD	O		0		1	3/29/2022	1		1	7/19/2023	1		NONE	N
	21898206	4423 S GRANT PASEO, ONTARIO, CA 91762		B202201173	SFD	O		0		1	3/29/2022	1		1	7/19/2023	1		NONE	N
	21898206	4425 S GRANT PASEO, ONTARIO, CA 91762		B202201177	SFD	O		0		1	3/29/2022	1		1	7/19/2023	1		NONE	N
	21898206	4427 S GRANT PASEO, ONTARIO, CA 91762		B202201178	SFD	O		0		1	3/29/2022	1		1	7/19/2023	1		NONE	N
	21898206	4429 S GRANT PASEO, ONTARIO, CA 91762		B202201180	SFD	O		0		1	3/29/2022	1		1	7/19/2023	1		NONE	N
	21823133	4541 S BRYANT PASEO, ONTARIO, CA 91762		B202005001	SFD	O		0		1	2/25/2022	1		1	7/26/2023	1		NONE	N
	21823133	4545 S BRYANT PASEO, ONTARIO, CA 91762		B202105588	SFD	O		0		1	2/25/2022	1		1	7/26/2023	1		NONE	N
	105153159	615 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206133	SFD	O		0		1	11/9/2022	1		1	7/28/2023	1		NONE	Y
	105153159	616 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206139	SFD	O		0		1	11/9/2022	1		1	7/28/2023	1		NONE	Y
	105153159	632 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206135	SFD	O		0		1	11/9/2022	1		1	7/28/2023	1		NONE	Y
	105153159	621 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206136	SFD	O		0		1	11/9/2022	1		1	7/28/2023	1		NONE	Y
	105153159	629 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206132	SFD	O		0		1	11/9/2022	1		1	7/28/2023	1		NONE	Y
	105153159	636 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206140	SFD	O		0		1	11/9/2022	1		1	7/31/2023	1		NONE	Y
	21865227	2923 E DUNCAN PASEO, ONTARIO, CA 91761		B202205044	SFD	O		0		1	9/7/2022	1		1	8/8/2023	1		NONE	N
	21865227	2915 E DUNCAN PASEO, ONTARIO, CA 91761		B202205046	SFD	O		0		1	9/7/2022	1		1	8/17/2023	1		NONE	N
	21865227	2907 E DUNCAN PASEO, ONTARIO, CA 91761		B202205048	SFD	O		0		1	9/7/2022	1		1	8/17/2023	1		NONE	N
	21865227	2906 E DUNCAN PASEO, ONTARIO, CA 91761		B202205049	SFD	O		0		1	9/7/2022	1		1	8/17/2023	1		NONE	N
	21865227	2914 E DUNCAN PASEO, ONTARIO, CA 91761		B202205047	SFD	O		0		1	9/7/2022	1		1	8/17/2023	1		NONE	N
	21825208	4377 S AMHERST AV, ONTARIO, CA 91762		B202300591	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	21825208	4381 S AMHERST AV, ONTARIO, CA 91762		B202300593	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	21825208	4361 S AMHERST AV, ONTARIO, CA 91762		B202300592	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	21825208	4355 S AMHERST AV, ONTARIO, CA 91762		B202300594	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	21825238	4371 S AMHERST AV, ONTARIO, CA 91762		B202300595	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	21825238	4367 S AMHERST AV, ONTARIO, CA 91762		B202300596	SFD	O		0		1	3/15/2023	1		1	8/22/2023	1		NONE	N
	105153159	607 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206154	SFD	O		0		1	12/6/2022	1		1	8/22/2023	1		NONE	Y
	105153159	601 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202206155	SFD	O		0		1	12/6/2022	1		1	8/22/2023	1		NONE	Y
	105153159	2806 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206151	SFD	O		0		1	12/6/2022	1		1	8/22/2023	1		NONE	Y
	105153159	2818 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206152	SFD	O		0		1	12/6/2022	1		1	8/24/2023	1		NONE	Y
	105153159	2815 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206153	SFD	O		0		1	12/6/2022	1		1	8/24/2023	1		NONE	Y
	105153159	2807 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206156	SFD	O		0		1	12/6/2022	1		1	8/24/2023	1		NONE	Y
	105153159	2812 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206158	SFD	O		0		1	12/6/2022	1		1	8/24/2023	1		NONE	Y
	105153159	2824 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202206159	SFD	O		0		1	12/6/2022	1		1	8/24/2023	1		NONE	Y
	21898206	4418 S GRANT PASEO, ONTARIO, CA 91762		B202201112	SFD	O		0		1	5/11/2022	1		1	8/25/2023	1		NONE	N
	21898206	4410 S GRANT PASEO, ONTARIO, CA 91762		B202200985	SFD	O		0		1	5/11/2022	1		1	8/25/2023	1		NONE	N

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Cells in grey contain auto-calculation formulas

21898206	4406 S GRANT PASEO, ONTARIO, CA 91762	B202201104	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
21898206	4412 S GRANT PASEO, ONTARIO, CA 91762	B202201105	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
21898206	4416 S GRANT PASEO, ONTARIO, CA 91762	B202201106	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
21823141	4402 S GRANT PASEO, ONTARIO, CA	B202201113	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
21898206	4408 S GRANT PASEO, ONTARIO, CA 91762	B202201116	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
21898206	4414 S GRANT PASEO, ONTARIO, CA 91762	B202201117	SFD	O	0	1	5/11/2022	1	1	8/25/2023	1	NONE	N
105153159	2823 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202206160	SFD	O	0	1	12/6/2022	1	1	8/27/2023	1	NONE	Y
21828303	3523 S TANAGER DR, ONTARIO, CA 91761	B202300293	SFD	O	0	1	2/9/2023	1	1	8/28/2023	1	NONE	N
21828305	2596 E WREN WY, ONTARIO, CA 91761	B202300327	SFD	O	0	1	2/9/2023	1	1	8/28/2023	1	NONE	N
21825208	4345 S AMHERST AV, ONTARIO, CA 91762	B202300597	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21825208	4327 S AMHERST AV, ONTARIO, CA 91762	B202300598	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21825208	4351 S AMHERST AV, ONTARIO, CA 91762	B202300599	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21825208	4323 S AMHERST AV, ONTARIO, CA 91762	B202300600	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21825208	4339 S AMHERST AV, ONTARIO, CA 91762	B202300601	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21825208	4335 S AMHERST AV, ONTARIO, CA 91762	B202300602	SFD	O	0	1	3/15/2023	1	1	8/30/2023	1	NONE	N
21865227	2939 E DUNCAN PASEO, ONTARIO, CA 91761	B202205054	SFD	O	0	1	11/28/2022	1	1	9/8/2023	1	NONE	N
21865227	2947 E DUNCAN PASEO, ONTARIO, CA 91761	B202205051	SFD	O	0	1	11/28/2022	1	1	9/13/2023	1	NONE	N
21865227	2930 E DUNCAN PASEO, ONTARIO, CA 91761	B202205056	SFD	O	0	1	11/28/2022	1	1	9/13/2023	1	NONE	N
21865227	2938 E DUNCAN PASEO, ONTARIO, CA 91761	B202205055	SFD	O	0	1	11/28/2022	1	1	9/13/2023	1	NONE	N
21865227	2931 E DUNCAN PASEO, ONTARIO, CA 91761	B202205052	SFD	O	0	1	11/28/2022	1	1	9/13/2023	1	NONE	N
21865227	2946 E DUNCAN PASEO, ONTARIO, CA 91761	B202205053	SFD	O	0	1	11/28/2022	1	1	9/13/2023	1	NONE	N
105153159	2830 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207297	SFD	O	0	1	12/13/2022	1	1	9/13/2023	1	NONE	Y
105153159	2842 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207298	SFD	O	0	1	12/13/2022	1	1	9/13/2023	1	NONE	Y
105153159	2854 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207299	SFD	O	0	1	12/13/2022	1	1	9/13/2023	1	NONE	Y
105153159	2836 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207302	SFD	O	0	1	12/13/2022	1	1	9/13/2023	1	NONE	Y
105153159	2848 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207305	SFD	O	0	1	12/13/2022	1	1	9/13/2023	1	NONE	Y
105153159	2853 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207306	SFD	O	0	1	12/13/2022	1	1	9/14/2023	1	NONE	Y
105153159	2866 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207300	SFD	O	0	1	12/13/2022	1	1	9/14/2023	1	NONE	Y
105153159	2865 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207301	SFD	O	0	1	12/13/2022	1	1	9/14/2023	1	NONE	Y
105153159	2860 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207303	SFD	O	0	1	12/13/2022	1	1	9/14/2023	1	NONE	Y
105153159	2859 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207304	SFD	O	0	1	12/13/2022	1	1	9/14/2023	1	NONE	Y
21829451	3651 S BASANITE AV, ONTARIO, CA 91761	B202208448	SFD	O	0	1	2/8/2023	1	1	9/19/2023	1	NONE	N
21829452	3653 S BASANITE AV, ONTARIO, CA 91761	B202208452	SFD	O	0	1	2/8/2023	1	1	9/19/2023	1	NONE	N
21807305	2502 E STANLEY PASEO, ONTARIO, CA 91762	B202202732	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	4430 S FORSYTH PASEO, ONTARIO, CA 91762	B202202733	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	2506 E STANLEY PASEO, ONTARIO, CA 91762	B202202734	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	4428 S FORSYTH PASEO, ONTARIO, CA 91762	B202202735	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	2510 E STANLEY PASEO, ONTARIO, CA 91762	B202202736	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	2516 E STANLEY PASEO, ONTARIO, CA 91762	B202202737	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	4422 S FORSYTH PASEO, ONTARIO, CA 91762	B202202738	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21807305	4426 S FORSYTH PASEO, ONTARIO, CA 91762	B202202739	SFD	O	0	1	5/16/2022	1	1	9/19/2023	1	NONE	N
21829455	3661 S BASANITE AV, ONTARIO, CA 91761	B202208449	SFD	O	0	1	2/8/2023	1	1	9/21/2023	1	NONE	N
21829421	3668 S BASANITE AV, ONTARIO, CA 91761	B202208446	SFD	O	0	1	2/8/2023	1	1	9/21/2023	1	NONE	N
21829424	3662 S BASANITE AV, ONTARIO, CA 91761	B202208443	SFD	O	0	1	2/8/2023	1	1	9/22/2023	1	NONE	N
21829425	3658 S BASANITE AV, ONTARIO, CA 91761	B202208447	SFD	O	0	1	2/8/2023	1	1	9/22/2023	1	NONE	N
21828430	2571 E WREN WY, ONTARIO, CA 91761	B202300295	SFD	O	0	1	2/9/2023	1	1	9/25/2023	1	NONE	N
21829428	3652 S BASANITE AV, ONTARIO, CA 91761	B202208444	SFD	O	0	1	2/8/2023	1	1	9/27/2023	1	NONE	N
21829426	3656 S BASANITE AV, ONTARIO, CA 91761	B202208451	SFD	O	0	1	2/8/2023	1	1	9/27/2023	1	NONE	N
21829427	3654 S BASANITE AV, ONTARIO, CA 91761	B202208453	SFD	O	0	1	2/8/2023	1	1	9/27/2023	1	NONE	N
21829401	2548 E DOLOMITE ST, ONTARIO, CA 91761	B202208458	SFD	O	0	1	4/24/2023	1	1	9/29/2023	1	NONE	N
21829402	2546 E DOLOMITE ST, ONTARIO, CA 91761	B202208461	SFD	O	0	1	4/24/2023	1	1	9/29/2023	1	NONE	N
21825208	4002 E CATALINA ST, ONTARIO, CA 91762	B202301237	SFD	O	0	1	3/24/2023	1	1	9/29/2023	1	NONE	N
21825208	4018 E CATALINA ST, ONTARIO, CA 91762	B202301240	SFD	O	0	1	3/24/2023	1	1	9/29/2023	1	NONE	N
21825208	4010 S CATALINA ST, ONTARIO, CA 91762	B202301243	SFD	O	0	1	3/24/2023	1	1	9/29/2023	1	NONE	Y
105153159	606 E LENA PRIVADO, ONTARIO, CA 91764	B202207321	SFD	O	0	1	12/13/2022	1	1	10/3/2023	1	NONE	Y
105153159	2884 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207325	SFD	O	0	1	12/13/2022	1	1	10/3/2023	1	NONE	Y
105153159	605 E LENA PRIVADO, ONTARIO, CA 91764	B202207326	SFD	O	0	1	12/13/2022	1	1	10/3/2023	1	NONE	Y
105153159	609 E LENA PRIVADO, ONTARIO, CA 91764	B202207327	SFD	O	0	1	12/13/2022	1	1	10/3/2023	1	NONE	Y
105153159	2872 S SCHMIDT PRIVADO, ONTARIO, CA 91764	B202207323	SFD	O	0	1	12/13/2022	1	1	10/3/2023	1	NONE	Y
21825208	4014 S CATALINA ST, ONTARIO, CA 91762	B202301238	SFD	O	0	1	3/24/2023	1	1	10/3/2023	1	NONE	Y
21825208	3998 E CATALINA ST, ONTARIO, CA 91762	B202301239	SFD	O	0	1	3/24/2023	1	1	10/3/2023	1	NONE	N
21825208	4006 E CATALINA ST, ONTARIO, CA 91762	B202301242	SFD	O	0	1	3/24/2023	1	1	10/3/2023	1	NONE	N
21829403	2544 E DOLOMITE ST, ONTARIO, CA 91761	B202208467	SFD	O	0	1	4/24/2023	1	1	10/4/2023	1	NONE	N
21829405	2538 E DOLOMITE ST, ONTARIO, CA 91761	B202208459	SFD	O	0	1	4/24/2023	1	1	10/4/2023	1	NONE	N
21829404	2542 E DOLOMITE ST, ONTARIO, CA 91761	B202208456	SFD	O	0	1	4/24/2023	1	1	10/4/2023	1	NONE	N
21829407	2534 E DOLOMITE ST, ONTARIO, CA 91761	B202208468	SFD	O	0	1	4/24/2023	1	1	10/4/2023	1	NONE	N
21825208	4003 E CATALINA ST, ONTARIO, CA 91762	B202300603	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N
21825208	3985 E CATALINA ST, ONTARIO, CA 91762	B202300604	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N
21825208	4009 E CATALINA ST, ONTARIO, CA 91762	B202300605	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N
21825208	3979 E CATALINA ST, ONTARIO, CA 91762	B202300606	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N
21825208	3997 E CATALINA ST, ONTARIO, CA 91762	B202300607	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N
21825208	3991 E CATALINA ST, ONTARIO, CA 91762	B202300608	SFD	O	0	1	3/15/2023	1	1	10/6/2023	1	NONE	N

Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

	105153159	2878 S SCHMIDT PRIVADO, ONTARIO, CA 91764		B202207320	SFD	O									0							1	12/13/2022	1							1	10/6/2023	1		NONE	Y
	105153159	610 E LENA PRIVADO, ONTARIO, CA 91764		B202207322	SFD	O									0							1	12/13/2022	1							1	10/6/2023	1		NONE	Y
	105153159	602 E LENA PRIVADO, ONTARIO, CA 91764		B202207324	SFD	O									0							1	12/13/2022	1							1	10/6/2023	1		NONE	Y
	21829406	2536 E DOLOMITE ST, ONTARIO, CA 91761		B202208462	SFD	O									0							1	4/24/2023	1							1	10/11/2023	1		NONE	N
	21829408	2532 E DOLOMITE ST, ONTARIO, CA 91761		B202208457	SFD	O									0							1	4/24/2023	1							1	10/11/2023	1		NONE	N
	21828313	2522 E WREN WY, ONTARIO, CA 91761		B202300623	SFD	O									0							1	4/24/2023	1							1	10/16/2023	1		NONE	N
	21828314	2512 E WREN WY, ONTARIO, CA 91761		B202300620	SFD	O									0							1	4/24/2023	1							1	10/16/2023	1		NONE	N
	21828312	2532 E WREN WY, ONTARIO, CA 91761		B202300619	SFD	O									0							1	4/24/2023	1							1	10/16/2023	1		NONE	N
	21828311	2542 E WREN WY, ONTARIO, CA 91761		B202300617	SFD	O									0							1	4/24/2023	1							1	10/17/2023	1		NONE	N
	21828433	2541 E WREN WY, ONTARIO, CA 91761		B202300622	SFD	O									0							1	4/24/2023	1							1	10/18/2023	1		NONE	N
	21828431	2561 E WREN WY, ONTARIO, CA 91761		B202300621	SFD	O									0							1	4/24/2023	1							1	10/18/2023	1		NONE	N
	21828432	2551 E WREN WY, ONTARIO, CA 91761		B202300624	SFD	O									0							1	4/24/2023	1							1	10/18/2023	1		NONE	N
	21828434	2531 E WREN WY, ONTARIO, CA 91761		B202300618	SFD	O									0							1	4/24/2023	1							1	10/19/2023	1		NONE	N
	21865311	2963 E DUNCAN PASEO, ONTARIO, CA 91761		B202206304	SFD	O									0							1	12/16/2022	1							1	10/19/2023	1		NONE	N
	21865312	2955 E DUNCAN PASEO, ONTARIO, CA 91761		B202206306	SFD	O									0							1	12/16/2022	1							1	10/19/2023	1		NONE	N
	21865327	2970 E DUNCAN PASEO, ONTARIO, CA 91761		B202206303	SFD	O									0							1	12/16/2022	1							1	10/19/2023	1		NONE	N
	21865325	2954 E DUNCAN PASEO, ONTARIO, CA 91761		B202206307	SFD	O									0							1	12/16/2022	1							1	10/19/2023	1		NONE	N
	21828316	2506 E WREN WY, ONTARIO, CA 91761		B202301357	SFD	O									0							1	5/15/2023	1							1	11/1/2023	1		NONE	N
	21828315	2510 E WREN WY, ONTARIO, CA 91761		B202301363	SFD	O									0							1	5/15/2023	1							1	11/1/2023	1		NONE	N
	21828318	3564 S MEADOWLARK DR, ONTARIO, CA 91761		B202301358	SFD	O									0							1	5/15/2023	1							1	11/2/2023	1		NONE	N
	21828322	3544 S MEADOWLARK DR, ONTARIO, CA 91761		B202301361	SFD	O									0							1	5/15/2023	1							1	11/2/2023	1		NONE	N
	21828319	3554 S MEADOWLARK DR, ONTARIO, CA 91761		B202301364	SFD	O									0							1	5/15/2023	1							1	11/2/2023	1		NONE	N
	21828317	3574 S MEADOWLARK DR, ONTARIO, CA 91761		B202301365	SFD	O									0							1	5/15/2023	1							1	11/2/2023	1		NONE	N
	21828321	3534 S MEADOWLARK DR, ONTARIO, CA 91761		B202301366	SFD	O									0							1	5/15/2023	1							1	11/6/2023	1		NONE	N
	21828436	2511 E WREN WY, ONTARIO, CA 91761		B202301367	SFD	O									0							1	5/15/2023	1							1	11/6/2023	1		NONE	N
	21828435	2521 E WREN WY, ONTARIO, CA 91761		B202301359	SFD	O									0							1	5/15/2023	1							1	11/6/2023	1		NONE	N
	21830550	4220 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204921	SFD	O									0							1	4/5/2023	1							1	11/6/2023	1		NONE	N
	21830549	4224 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204924	SFD	O									0							1	4/5/2023	1							1	11/6/2023	1		NONE	N
	21830551	4216 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204927	SFD	O									0							1	4/5/2023	1							1	11/6/2023	1		NONE	N
	21829364	3628 S SHALE AV, ONTARIO, CA 91761		B202208472	SFD	O									0							1	5/2/2023	1							1	11/8/2023	1		NONE	N
	21829365	3626 S SHALE AV, ONTARIO, CA 91761		B202208475	SFD	O									0							1	5/2/2023	1							1	11/8/2023	1		NONE	N
	21829366	3624 S SHALE AV, ONTARIO, CA 91761		B202208478	SFD	O									0							1	5/2/2023	1							1	11/8/2023	1		NONE	N
	21830553	4208 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204925	SFD	O									0							1	4/5/2023	1							1	11/8/2023	1		NONE	N
	21830554	4204 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204926	SFD	O									0							1	4/5/2023	1							1	11/8/2023	1		NONE	N
	21830552	4212 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204928	SFD	O									0							1	4/5/2023	1							1	11/8/2023	1		NONE	N
	21829368	2507 E DOLOMITE ST, ONTARIO, CA 91761		B202208473	SFD	O									0							1	5/2/2023	1							1	11/10/2023	1		NONE	N
	21829369	2501 E DOLOMITE ST, ONTARIO, CA 91761		B202208477	SFD	O									0							1	5/2/2023	1							1	11/10/2023	1		NONE	N
	21829370	2503 E DOLOMITE ST, ONTARIO, CA 91761		B202208479	SFD	O									0							1	5/2/2023	1							1	11/10/2023	1		NONE	N
	21813111	2505 E DOLOMITE AV, ONTARIO, CA		B202302190	SFD	O									0							1	5/2/2023	1							1	11/10/2023	1		NONE	N
	21898206	4451 S BRYANT PASEO, ONTARIO, CA 91762		B202205084	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21807305	4453 S BRYANT PASEO, ONTARIO, CA 91762		B202205086	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21807305	4455 S BRYANT PASEO, ONTARIO, CA 91762		B202205088	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21807305	4461 S BRYANT PASEO, ONTARIO, CA 91762		B202205085	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21807305	4463 S BRYANT PASEO, ONTARIO, CA 91762		B202205087	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21807305	4465 S BRYANT PASEO, ONTARIO, CA 91762		B202205089	SFD	O									0							1	9/20/2022	1							1	11/10/2023	1		NONE	N
	21830555	4200 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202204923	SFD	O									0							1	4/5/2023	1							1	11/14/2023	1		NONE	N
	21829373	2523 E DOLOMITE ST, ONTARIO, CA 91761		B202208470	SFD	O									0							1	5/2/2023	1							1	11/15/2023	1		NONE	N
	21829375	2527 E DOLOMITE ST, ONTARIO, CA 91761		B202208471	SFD	O									0							1	5/2/2023	1							1	11/16/2023	1		NONE	N
	21829374	2525 E DOLOMITE ST, ONTARIO, CA 91761		B202208480	SFD	O									0							1	5/2/2023	1							1	11/16/2023	1		NONE	N
	21825208	3967 E CATALINA ST, ONTARIO, CA 91762		B202301244	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21825208	3949 E CATALINA ST, ONTARIO, CA 91762		B202301245	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21825208	3973 E CATALINA ST, ONTARIO, CA 91762		B202301246	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21825208	3943 E CATALINA ST, ONTARIO, CA 91762		B202301247	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21825208	3961 E CATALINA ST, ONTARIO, CA 91762		B202301248	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21825208	3955 E CATALINA ST, ONTARIO, CA 91762		B202301249	SFD	O									0							1	3/24/2023	1							1	11/17/2023	1		NONE	N
	21828323	3514 S MEADOWLARK DR, ONTARIO, CA 91761		B202301514	SFD	O									0							1	5/30/2023	1							1	11/17/2023	1		NONE	N
	21828324	3504 S MEADOWLARK DR, ONTARIO, CA 91761		B202301516	SFD	O									0							1	5/30/2023	1							1	11/17/2023	1		NONE	N
	21828325	3494 S MEADOWLARK DR, ONTARIO, CA 91761		B202301519	SFD	O									0							1	5/30/2023	1							1	11/17/2023	1		NONE	N
	21830603	3910 E CRISANTA PRIVADO, ONTARIO, CA 91762		B202207399	SFD	O									0							1	12/15/2022	1							1	11/19/2023	1		NONE	N
	21830602	3920 E CRISANTA PRIVADO, ONTARIO, CA 91762		B202207396	SFD	O									0							1	12/15/2022	1							1	11/19/2023	1		NONE	N
	21830605	3902 E CRISANTA PRIVADO, ONTARIO, CA 91762		B202207397	SFD	O									0							1	12/15/2022	1							1	11/19/2023	1		NONE	N
	21830604	3908 E CRISANTA PRIVADO, ONTARIO, CA 91762		B202207394	SFD	O									0							1	12/15/2022	1							1	11/19/2023	1		NONE	N
	21828326	3484 S MEADOWLARK DR, ONTARIO, CA 91761		B202301517	SFD	O									0							1	5/30/2023	1							1	11/20/2023	1		NONE	N
	21828438	3515 S MEADOWLARK DR, ONTARIO, CA 91761		B202301520	SFD	O									0							1	5/30/2023	1							1	11/20/2023	1		NONE	N
	21828437	3525 S MEADOWLARK DR, ONTARIO, CA 91761		B202301521	SFD	O									0							1	5/30/2023	1							1	11/20/2023	1		NONE	N
	105153208	605 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300308	SFD	O									0							1	3/16/2023	1							1	11/21/2023	1		NONE	Y
	105153208	621 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300310	SFD	O									0							1	3/16/2023	1							1	11/21/2023	1		NONE	Y
	105153208	609 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300311	SFD	O									0							1	3/16/2023	1							1	11/21/2023	1		NONE	Y
	105153208	615 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300312	SFD	O									0							1	3/16/2023	1							1	11/21/2023	1		NONE	Y
	105153208	619 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300316	SFD	O									0							1	3/16/2023	1							1	11/21/2023	1		NONE	Y

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Parcel no.	Address	Tracking ID	Cat.	Tenure	Grey	Units	Date	Grey	Units	Date	Grey		
21865443	3885 E CRANBROOK PASEO, ONTARIO, CA 91761	B202206356	SFD	O	0	1	12/16/2022	1	1	11/22/2023	1	NONE	N
21865444	3881 E CRANBROOK PASEO, ONTARIO, CA 91761	B202206358	SFD	O	0	1	12/16/2022	1	1	11/22/2023	1	NONE	N
21865445	3879 E CRANBROOK PASEO, ONTARIO, CA 91761	B202206355	SFD	O	0	1	12/16/2022	1	1	11/22/2023	1	NONE	N
21865446	3875 E CRANBROOK PASEO, ONTARIO, CA 91761	B202206359	SFD	O	0	1	12/16/2022	1	1	11/22/2023	1	NONE	N
21865447	3873 E CRANBROOK PASEO, ONTARIO, CA 91761	B202206357	SFD	O	0	1	12/16/2022	1	1	11/22/2023	1	NONE	N
105153208	608 E JOSEPH PRIVADO, ONTARIO, CA 91764	B202300309	SFD	O	0	1	3/16/2023	1	1	11/22/2023	1	NONE	Y
105153208	616 E JOSEPH PRIVADO, ONTARIO, CA 91764	B202300313	SFD	O	0	1	3/16/2023	1	1	11/22/2023	1	NONE	Y
105153208	613 E JOSEPH PRIVADO, ONTARIO, CA 91764	B202300314	SFD	O	0	1	3/16/2023	1	1	11/22/2023	1	NONE	Y
105153208	624 E JOSEPH PRIVADO, ONTARIO, CA 91764	B202300315	SFD	O	0	1	3/16/2023	1	1	11/22/2023	1	NONE	Y
21825208	3990 E CATALINA ST, ONTARIO, CA 91762	B202301252	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21825208	3978 E CATALINA ST, ONTARIO, CA 91762	B202301253	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21825208	3994 E CATALINA ST, ONTARIO, CA 91762	B202301254	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21825208	3974 E CATALINA ST, ONTARIO, CA 91762	B202301255	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21825208	3986 E CATALINA ST, ONTARIO, CA 91762	B202301256	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21825208	3982 E CATALINA ST, ONTARIO, CA 91762	B202301257	SFD	O	0	1	3/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3950 E CATALINA ST, ONTARIO, CA 91762	B202302025	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3970 E CATALINA ST, ONTARIO, CA 91762	B202302026	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3954 E CATALINA ST, ONTARIO, CA 91762	B202302027	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3966 E CATALINA ST, ONTARIO, CA 91762	B202302028	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3958 E CATALINA ST, ONTARIO, CA 91762	B202302029	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21831205	3962 E CATALINA ST, ONTARIO, CA 91762	B202302030	SFD	O	0	1	4/24/2023	1	1	11/22/2023	1	NONE	N
21830608	3919 E CRISANTA PRIVADO, ONTARIO, CA 91762	B202207395	SFD	O	0	1	12/15/2022	1	1	11/30/2023	1	NONE	N
21830607	3909 E CRISANTA PRIVADO, ONTARIO, CA 91762	B202207398	SFD	O	0	1	12/15/2022	1	1	11/30/2023	1	NONE	N
21830606	3901 E CRISANTA PRIVADO, ONTARIO, CA 91762	B202207400	SFD	O	0	1	12/15/2022	1	1	11/30/2023	1	NONE	N
21898206	4488 S BRYANT PASEO, ONTARIO, CA 91762	B202202840	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4480 S BRYANT PASEO, ONTARIO, CA 91762	B202202837	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4490 S BRYANT PASEO, ONTARIO, CA 91762	B202202838	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4478 S BRYANT PASEO, ONTARIO, CA 91762	B202202839	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4486 S BRYANT PASEO, ONTARIO, CA 91762	B202202843	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4472 S BRYANT PASEO, ONTARIO, CA 91762	B202202844	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4482 S BRYANT PASEO, ONTARIO, CA 91762	B202202845	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21898206	4476 S BRYANT PASEO, ONTARIO, CA 91762	B202202842	SFD	O	0	1	5/11/2022	1	1	12/1/2023	1	NONE	N
21865301	2908 E CALGARY ST, ONTARIO, CA 91761	B202206478	SFD	O	0	1	12/16/2022	1	1	12/13/2023	1	NONE	N
21865302	2918 E CALGARY ST, ONTARIO, CA 91761	B202206477	SFD	O	0	1	12/16/2022	1	1	12/13/2023	1	NONE	N
21865303	2926 E CALGARY ST, ONTARIO, CA 91761	B202206476	SFD	O	0	1	12/16/2022	1	1	12/13/2023	1	NONE	N
21865305	2944 E CALGARY ST, ONTARIO, CA 91761	B202206475	SFD	O	0	1	12/16/2022	1	1	12/13/2023	1	NONE	N
21865306	2954 E CALGARY ST, ONTARIO, CA 91761	B202206468	SFD	O	0	1	12/16/2022	1	1	12/13/2023	1	NONE	N
21865304	2936 E CALGARY ST, ONTARIO, CA 91761	B202206469	SFD	O	0	1	12/16/2022	1	1	12/15/2023	1	NONE	N
21830611	4284 S HEATHER PRIVADO, ONTARIO, CA 91762	B202207403	SFD	O	0	1	12/15/2022	1	1	12/18/2023	1	NONE	N
21830612	4280 S HEATHER PRIVADO, ONTARIO, CA 91762	B202207409	SFD	O	0	1	12/15/2022	1	1	12/18/2023	1	NONE	N
21807305	4431 S BRYANT PASEO, ONTARIO, CA 91762	B202205090	SFD	O	0	1	9/20/2022	1	1	12/19/2023	1	NONE	N
21898206	4441 S BRYANT PASEO, ONTARIO, CA 91762	B202205091	SFD	O	0	1	9/20/2022	1	1	12/19/2023	1	NONE	N
21807305	4433 S BRYANT PASEO, ONTARIO, CA 91762	B202205092	SFD	O	0	1	9/20/2022	1	1	12/19/2023	1	NONE	N
21807305	4435 S BRYANT PASEO, ONTARIO, CA 91762	B202205094	SFD	O	0	1	9/20/2022	1	1	12/19/2023	1	NONE	N
21807305	4443 S BRYANT PASEO, ONTARIO, CA 91762	B202205093	SFD	O	0	1	9/20/2022	1	1	12/19/2023	1	NONE	N
21830610	4288 S HEATHER PRIVADO, ONTARIO, CA 91762	B202207406	SFD	O	0	1	12/15/2022	1	1	12/19/2023	1	NONE	N
21830614	4272 S HEATHER PRIVADO, ONTARIO, CA 91762	B202207407	SFD	O	0	1	12/15/2022	1	1	12/19/2023	1	NONE	N
21830613	4276 S HEATHER PRIVADO, ONTARIO, CA 91762	B202207410	SFD	O	0	1	12/15/2022	1	1	12/19/2023	1	NONE	N
21813143	TRACT 17450 HOMES AND SOLAR	B202202113	SFD	O	0	1	6/13/2023	1			0	NONE	Y
107338120	3298 E KANE DR, ONTARIO, CA 91762	B202202867	SFD	O	0	1	2/15/2023	1			0	NONE	N
107337101	3308 E KANE DR, ONTARIO, CA 91762	B202203053	SFD	O	0	1	2/15/2023	1			0	NONE	N
107338121	4994 S GRAYSON WY, ONTARIO, CA 91762	B202203054	SFD	O	0	1	2/15/2023	1			0	NONE	N
107337104	3332 E KANE DR, ONTARIO, CA 91762	B202203056	SFD	O	0	1	2/15/2023	1			0	NONE	N
107337105	3338 E KANE DR, ONTARIO, CA 91762	B202203057	SFD	O	0	1	2/15/2023	1			0	NONE	N
107337108	3352 E KANE DR, ONTARIO, CA 91762	B202203058	SFD	O	0	1	2/15/2023	1			0	NONE	N
21808661	3710 S NEXA PASEO, ONTARIO, CA 91761	B202204015	SFD	O	0	1	6/7/2023	1			0	NONE	N
21808662	3712 S NEXA PASEO, ONTARIO, CA 91761	B202204016	SFD	O	0	1	6/7/2023	1			0	NONE	N
21808663	3716 S NEXA PASEO, ONTARIO, CA 91761	B202204017	SFD	O	0	1	6/7/2023	1			0	NONE	N
21808664	3718 S NEXA PASEO, ONTARIO, CA 91761	B202204018	SFD	O	0	1	6/7/2023	1			0	NONE	N
21830548	4228 S CRISANTA PRIVADO, ONTARIO, CA 91762	B202204922	SFD	O	0	1	4/5/2023	1			0	NONE	N
21806305	4403 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206949	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4405 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206950	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4407 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206951	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4409 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206952	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4411 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206953	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4401 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206954	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4421 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206955	SFD	O	0	1	5/24/2023	1			0	NONE	N
21806305	4414 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206966	SFD	O	0	1	5/31/2023	1			0	NONE	N
21806305	4426 S FAIRMOUNT PASEO, ONTARIO, CA 91762	B202206967	SFD	O	0	1	5/31/2023	1			0	NONE	N

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	21806305	4428 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206968	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4432 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206969	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4436 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206970	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4412 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206971	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4438 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206972	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4418 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206973	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21806305	4422 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206974	SFD	O									0							1	5/31/2023	1									0		NONE	Y
	21806305	4416 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202206975	SFD	O									0							1	5/31/2023	1									0		NONE	N
	21898206	4498 S BRYANT PASEO, ONTARIO, CA 91762		B202207020	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	2451 E HYDE PASEO, ONTARIO, CA 91762		B202207021	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	4492 S BRYANT PASEO, ONTARIO, CA 91762		B202207022	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	2465 E HYDE PASEO, ONTARIO, CA 91762		B202207023	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	4496 S BRYANT PASEO, ONTARIO, CA 91762		B202207024	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	2455 E HYDE PASEO, ONTARIO, CA 91762		B202207025	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	4494 S BRYANT PASEO, ONTARIO, CA 91762		B202207075	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21898206	2461 E HYDE PASEO, ONTARIO, CA 91762		B202207076	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21807305	2480 E STANLEY PASEO, ONTARIO, CA 91762		B202207137	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21807305	4421 S BRYANT PASEO, ONTARIO, CA 91762		B202207138	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21807305	4425 S BRYANT PASEO, ONTARIO, CA 91762		B202207140	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21807305	2486 E STANLEY PASEO, ONTARIO, CA 91762		B202207141	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4425 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207144	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4427 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207145	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4429 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207146	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4431 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207147	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4452 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207179	SFD	O									0							1	5/24/2023	1									0		NONE	Y
	21806305	4456 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207180	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4450 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207181	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4448 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207182	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4446 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207183	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4442 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207184	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4460 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207185	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4462 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207186	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4458 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207187	SFD	O									0							1	5/24/2023	1									0		NONE	Y
	21806305	4440 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207188	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4466 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207189	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4433 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207190	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4455 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207191	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4453 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207192	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4435 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207193	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4437 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207194	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4459 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207195	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4457 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207196	SFD	O									0							1	5/24/2023	1									0		NONE	N
	21806305	4451 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207197	SFD	O									0							1	5/24/2023	1									0		NONE	N
	105153159	656 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207520	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	664 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207521	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	672 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207522	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	667 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207523	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	663 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207526	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	655 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207527	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	659 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207531	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	651 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207532	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	647 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207534	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	680 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207552	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	683 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207553	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	675 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207554	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	688 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207555	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	687 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207556	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	679 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207557	SFD	O									0							1	6/5/2023	1									0		NONE	Y
	105153159	696 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207558	SFD	O									0							1	6/5/2023	1									0		NONE	Y

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

	105153159	691 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207559	SFD	O	0	1	6/5/2023	1	0	NONE	Y
	105153159	671 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202207560	SFD	O	0	1	6/5/2023	1	0	NONE	Y
	105153159	671 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202207590	SFD	O	0	1	6/5/2023	1	0	NONE	Y
	105153159	657 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202207591	SFD	O	0	1	6/5/2023	1	0	NONE	Y
	105153159	663 E MADELEINE PRIVADO, ONTARIO, CA 91764		B202207592	SFD	O	0	1	6/5/2023	1	0	NONE	Y
	21807305	2490 E STANLEY PASEO, ONTARIO, CA 91762		B202207788	SFD	O	0	1	5/24/2023	1	0	NONE	N
	21807305	4423 S BRYANT PASEO, ONTARIO, CA 91762		B202207790	SFD	O	0	1	5/24/2023	1	0	NONE	N
	21806305	4423 S FAIRMOUNT PASEO, ONTARIO, CA 91762		B202207791	SFD	O	0	1	5/24/2023	1	0	NONE	N
	21829358	3644 S SHALE AV, ONTARIO, CA 91761		B202208299	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829359	3642 S SHALE AV, ONTARIO, CA 91761		B202208300	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829412	3647 S SHALE AV, ONTARIO, CA 91761		B202208302	SFD	O	0	1	7/14/2023	1	0	NONE	N
	21829356	3648 S SHALE AV, ONTARIO, CA 91761		B202208303	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829409	3641 S SHALE AV, ONTARIO, CA 91761		B202208305	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829357	3646 S SHALE AV, ONTARIO, CA 91761		B202208306	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829361	3636 S SHALE AV, ONTARIO, CA 91761		B202208307	SFD	O	0	1	6/26/2023	1	0	NONE	N
	21829355	3652 S SHALE AV, ONTARIO, CA 91761		B202208311	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829416	3657 S SHALE AV, ONTARIO, CA 91761		B202208312	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829420	3667 S SHALE AV, ONTARIO, CA 91761		B202208313	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829352	3658 S SHALE AV, ONTARIO, CA 91761		B202208314	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829413	3651 S SHALE AV, ONTARIO, CA 91761		B202208315	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829417	3661 S SHALE AV, ONTARIO, CA 91761		B202208316	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829353	3656 S SHALE AV, ONTARIO, CA 91761		B202208317	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829414	3653 S SHALE AV, ONTARIO, CA 91761		B202208318	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829418	3663 S SHALE AV, ONTARIO, CA 91761		B202208319	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829354	3654 S SHALE AV, ONTARIO, CA 91761		B202208320	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829415	3655 S SHALE AV, ONTARIO, CA 91761		B202208321	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829419	3665 S SHALE AV, ONTARIO, CA 91761		B202208322	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829343	2512 E BROCKRAM DR, ONTARIO, CA 91761		B202208323	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829347	2502 E BROCKRAM DR, ONTARIO, CA 91761		B202208324	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829351	3662 S SHALE AV, ONTARIO, CA 91761		B202208325	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829340	2518 E BROCKRAM DR, ONTARIO, CA 91761		B202208326	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829344	2508 E BROCKRAM DR, ONTARIO, CA 91761		B202208327	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829348	3668 S SHALE AV, ONTARIO, CA 91761		B202208328	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829341	2516 E BROCKRAM DR, ONTARIO, CA 91761		B202208329	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829345	2506 E BROCKRAM DR, ONTARIO, CA 91761		B202208330	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829349	3666 S SHALE AV, ONTARIO, CA 91761		B202208331	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829342	2514 E BROCKRAM DR, ONTARIO, CA 91761		B202208332	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829346	2504 E BROCKRAM DR, ONTARIO, CA 91761		B202208333	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829350	3664 S SHALE AV, ONTARIO, CA 91761		B202208334	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829335	2542 E BROCKRAM DR, ONTARIO, CA 91761		B202208335	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829339	2532 E BROCKRAM DR, ONTARIO, CA 91761		B202208336	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829329	2578 E BROCKRAM DR, ONTARIO, CA 91761		B202208337	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829332	2548 E BROCKRAM DR, ONTARIO, CA 91761		B202208338	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829336	2538 E BROCKRAM DR, ONTARIO, CA 91761		B202208339	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829330	2576 E BROCKRAM DR, ONTARIO, CA 91761		B202208340	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829333	2546 E BROCKRAM DR, ONTARIO, CA 91761		B202208341	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829337	2536 E BROCKRAM DR, ONTARIO, CA 91761		B202208342	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829331	2574 E BROCKRAM DR, ONTARIO, CA 91761		B202208343	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829334	2544 E BROCKRAM DR, ONTARIO, CA 91761		B202208344	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829338	2534 E BROCKRAM DR, ONTARIO, CA 91761		B202208345	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829320	2622 E BROCKRAM DR, ONTARIO, CA 91761		B202208346	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829324	2592 E BROCKRAM DR, ONTARIO, CA 91761		B202208347	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829302	2582 E BROCKRAM DR, ONTARIO, CA 91761		B202208348	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829317	2628 E BROCKRAM DR, ONTARIO, CA 91761		B202208349	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829321	2608 E BROCKRAM DR, ONTARIO, CA 91761		B202208350	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829325	2588 E BROCKRAM DR, ONTARIO, CA 91761		B202208351	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829318	2626 E BROCKRAM DR, ONTARIO, CA 91761		B202208352	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829322	2602 E BROCKRAM DR, ONTARIO, CA 91761		B202208353	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829326	2586 E BROCKRAM DR, ONTARIO, CA 91761		B202208354	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829319	2624 E BROCKRAM DR, ONTARIO, CA 91761		B202208355	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829323	2594 E BROCKRAM DR, ONTARIO, CA 91761		B202208356	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829327	2584 E BROCKRAM DR, ONTARIO, CA 91761		B202208357	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21829454	3657 S BASANITE AV, ONTARIO, CA 91761		B202208445	SFD	O	0	1	2/8/2023	1	0	NONE	N
	21829422	3666 S BASANITE AV, ONTARIO, CA 91761		B202208450	SFD	O	0	1	2/8/2023	1	0	NONE	N
	21829453	3655 S BASANITE AV, ONTARIO, CA 91761		B202208454	SFD	O	0	1	2/8/2023	1	0	NONE	N
	21829423	3664 S BASANITE AV, ONTARIO, CA 91761		B202208455	SFD	O	0	1	2/8/2023	1	0	NONE	N
	21829367	3622 S SHALE AV, ONTARIO, CA 91761		B202208469	SFD	O	0	1	5/2/2023	1	0	NONE	N
	21829372	2521 E DOLOMITE ST, ONTARIO, CA 91761		B202208474	SFD	O	0	1	5/2/2023	1	0	NONE	N
	21830520	4265 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208642	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830525	4289 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208643	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830617	4260 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208644	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830519	4257 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208645	SFD	O	0	1	6/29/2023	1	0	NONE	N

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	21830632	4200 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208646	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830508	4201 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208647	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830539	4264 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202208648	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830538	4268 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202208666	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830537	4272 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202208667	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830536	4276 S CRISANTA PRIVADO, ONTARIO, CA 91762		B202208668	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830513	4225 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208669	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830509	4205 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208670	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830510	4209 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208671	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830511	4217 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208672	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830512	4221 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208673	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830625	4228 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208674	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830626	4224 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208675	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830630	4208 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208676	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830631	4204 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208677	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830627	4220 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208678	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830628	4216 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208679	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830629	4212 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208680	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830518	4253 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208681	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830623	4233 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208682	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830515	4237 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208683	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830516	4241 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208684	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830517	4249 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208685	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830524	4285 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208692	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830521	4269 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208693	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830522	4273 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208694	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830523	4281 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208695	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830619	4252 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208702	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830624	4232 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208703	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830618	4256 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208704	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830621	4240 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208705	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830622	4236 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208706	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830620	4248 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208707	SFD	O	0	1	6/29/2023	1	0	NONE	N
	21830621	4244 S HEATHER PRIVADO, ONTARIO, CA 91762		B202208708	SFD	O	0	1	6/29/2023	1	0	NONE	N
	105153208	632 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300263	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	648 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300264	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	635 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300265	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	627 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300266	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	640 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300267	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	639 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300268	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	631 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300269	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	21828307	2582 E WREN WY, ONTARIO, CA 91761		B202300294	SFD	O	0	1	2/9/2023	1	0	NONE	N
	105153208	643 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300297	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	105153208	625 E JOSEPH PRIVADO, ONTARIO, CA 91764		B202300298	SFD	O	0	1	4/5/2023	1	0	NONE	Y
	21828309	2562 E WREN WY, ONTARIO, CA 91761		B202300326	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828304	3533 S TANAGER DR, ONTARIO, CA 91761		B202300328	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828306	2592 E WREN WY, ONTARIO, CA 91761		B202300329	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828308	2572 E WREN WY, ONTARIO, CA 91761		B202300330	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828310	2552 E WREN WY, ONTARIO, CA 91761		B202300331	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828429	2581 E WREN WY, ONTARIO, CA 91761		B202300332	SFD	O	0	1	2/9/2023	1	0	NONE	N
	21828322	3524 S MEADOWLARK DR, ONTARIO, CA 91761		B202301360	SFD	O	0	1	5/15/2023	1	0	NONE	N
	21828440	3495 S MEADOWLARK DR, ONTARIO, CA 91761		B202301515	SFD	O	0	1	5/30/2023	1	0	NONE	N
	21828439	3505 S MEADOWLARK DR, ONTARIO, CA 91761		B202301518	SFD	O	0	1	5/30/2023	1	0	NONE	N
	21828327	3474 S MEADOWLARK DR, ONTARIO, CA 91761		B202301558	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828331	3434 S MEADOWLARK DR, ONTARIO, CA 91761		B202301559	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828328	3464 S MEADOWLARK DR, ONTARIO, CA 91761		B202301560	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828330	3444 S MEADOWLARK DR, ONTARIO, CA 91761		B202301561	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828441	3485 S MEADOWLARK DR, ONTARIO, CA 91761		B202301562	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828332	3424 S MEADOWLARK DR, ONTARIO, CA 91761		B202301563	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828329	3454 S MEADOWLARK DR, ONTARIO, CA 91761		B202301564	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828442	3475 S MEADOWLARK DR, ONTARIO, CA 91761		B202301565	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828415	2513 E KIWI CT, ONTARIO, CA 91761		B202301576	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828419	2553 E KIWI CT, ONTARIO, CA 91761		B202301577	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828421	2565 E KIWI CT, ONTARIO, CA 91761		B202301578	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828416	2523 E KIWI CT, ONTARIO, CA 91761		B202301579	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828418	2543 E KIWI CT, ONTARIO, CA 91761		B202301580	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828420	2563 E KIWI CT, ONTARIO, CA 91761		B202301581	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828422	2567 E KIWI CT, ONTARIO, CA 91761		B202301582	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828417	2533 E KIWI CT, ONTARIO, CA 91761		B202301583	SFD	O	0	1	6/30/2023	1	0	NONE	N
	21828333	3414 S MEADOWLARK DR, ONTARIO, CA 91761		B202301596	SFD	O	0	1	6/30/2023	1	0	NONE	N

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	21828336	2505 E PHEASANT WY, ONTARIO, CA 91761		B202301597	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828414	2514 E PHEASANT WY, ONTARIO, CA 91761		B202301598	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828334	3404 S MEADOWLARK DR, ONTARIO, CA 91761		B202301599	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828335	2501 E PHEASANT WY, ONTARIO, CA 91761		B202301600	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828337	2511 E PHEASANT WY, ONTARIO, CA 91761		B202301601	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828339	2531 E PHEASANT WY, ONTARIO, CA 91761		B202301602	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828413	2524 E PHEASANT WY, ONTARIO, CA 91761		B202301603	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828338	2521 E PHEASANT WY, ONTARIO, CA 91761		B202301604	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334145	4013 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301624	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334148	4037 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301625	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334151	4061 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301626	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334147	4029 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301627	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334149	4045 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301628	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334152	4069 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301629	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334153	4077 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301630	SFD	O									0							1	6/30/2023	1									0		NONE	N
	107334155	4093 E PERDIDO PRIVADO, ONTARIO, CA 91761		B202301631	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828340	2541 E PHEASANT WY, ONTARIO, CA 91761		B202301636	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828341	2551 E PHEASANT WY, ONTARIO, CA 91761		B202301637	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828345	2591 E PHEASANT WY, ONTARIO, CA 91761		B202301638	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828346	2595 E PHEASANT WY, ONTARIO, CA 91761		B202301639	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828347	3403 S TANAGER DR, ONTARIO, CA 91761		B202301640	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828348	3413 S TANAGER DR, ONTARIO, CA 91761		B202301648	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828405	3441 S TANAGER DR, ONTARIO, CA 91761		B202301649	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828410	2554 E PHEASANT WY, ONTARIO, CA 91761		B202301650	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828349	3423 S TANAGER DR, ONTARIO, CA 91761		B202301651	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828351	3443 S TANAGER DR, ONTARIO, CA 91761		B202301652	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828406	3431 S TANAGER DR, ONTARIO, CA 91761		B202301653	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828407	2584 E PHEASANT WY, ONTARIO, CA 91761		B202301654	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828409	2564 E PHEASANT WY, ONTARIO, CA 91761		B202301655	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828411	2544 E PHEASANT WY, ONTARIO, CA 91761		B202301656	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828350	3433 S TANAGER DR, ONTARIO, CA 91761		B202301657	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828408	2574 E PHEASANT WY, ONTARIO, CA 91761		B202301658	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21828412	2534 E PHEASANT WY, ONTARIO, CA 91761		B202301659	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829437	2629 S BROCKRAM DR, ONTARIO, CA 91761		B202301676	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829441	2617 S BROCKRAM DR, ONTARIO, CA 91761		B202301677	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829457	2609 S BROCKRAM DR, ONTARIO, CA 91761		B202301678	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829438	2633 S BROCKRAM DR, ONTARIO, CA 91761		B202301679	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829442	2619 S BROCKRAM DR, ONTARIO, CA 91761		B202301680	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829458	2611 S BROCKRAM DR, ONTARIO, CA 91761		B202301681	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829439	2631 S BROCKRAM DR, ONTARIO, CA 91761		B202301682	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829459	2613 S BROCKRAM DR, ONTARIO, CA 91761		B202301683	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829460	2639 S BROCKRAM DR, ONTARIO, CA 91761		B202301684	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829440	2615 S BROCKRAM DR, ONTARIO, CA 91761		B202301685	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829456	2607 S BROCKRAM DR, ONTARIO, CA 91761		B202301686	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829461	2637 S BROCKRAM DR, ONTARIO, CA 91761		B202301687	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829462	2635 S BROCKRAM DR, ONTARIO, CA 91761		B202301688	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829305	2658 E BROCKRAM DR, ONTARIO, CA 91761		B202301720	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829309	2648 E BROCKRAM DR, ONTARIO, CA 91761		B202301721	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829313	2638 E BROCKRAM DR, ONTARIO, CA 91761		B202301722	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829310	2646 E BROCKRAM DR, ONTARIO, CA 91761		B202301723	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829316	2636 E BROCKRAM DR, ONTARIO, CA 91761		B202301724	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829306	2656 E BROCKRAM DR, ONTARIO, CA 91761		B202301725	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829307	2654 E BROCKRAM DR, ONTARIO, CA 91761		B202301726	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829311	2644 E BROCKRAM DR, ONTARIO, CA 91761		B202301727	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829315	2634 E BROCKRAM DR, ONTARIO, CA 91761		B202301728	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829308	2652 E BROCKRAM DR, ONTARIO, CA 91761		B202301729	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829312	2642 E BROCKRAM DR, ONTARIO, CA 91761		B202301730	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829316	2632 E BROCKRAM DR, ONTARIO, CA 91761		B202301731	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829304	2684 E DOLOMITE ST, ONTARIO, CA 91761		B202301736	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829433	2643 S BROCKRAM DR, ONTARIO, CA 91761		B202301737	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829302	2682 E DOLOMITE ST, ONTARIO, CA 91761		B202301738	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829301	2672 E DOLOMITE AV, ONTARIO, CA 91761		B202301887	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829303	2686 E DOLOMITE ST, ONTARIO, CA 91761		B202301888	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21829463	2641 E BROCKRAM DR, ONTARIO, CA 91761		B202301889	SFD	O									0							1	6/30/2023	1									0		NONE	N
	21831201	3902 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302037	SFD	O									0							1	4/24/2023	1									0		NONE	N
	21831201	3922 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302038	SFD	O									0							1	4/24/2023	1									0		NONE	N
	21831201	3906 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302040	SFD	O									0							1	4/24/2023	1									0		NONE	N
	21831201	3918 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302041	SFD	O									0							1	4/24/2023	1									0		NONE	N
	21831201	3910 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302042	SFD	O									0							1	4/24/2023	1									0		NONE	N

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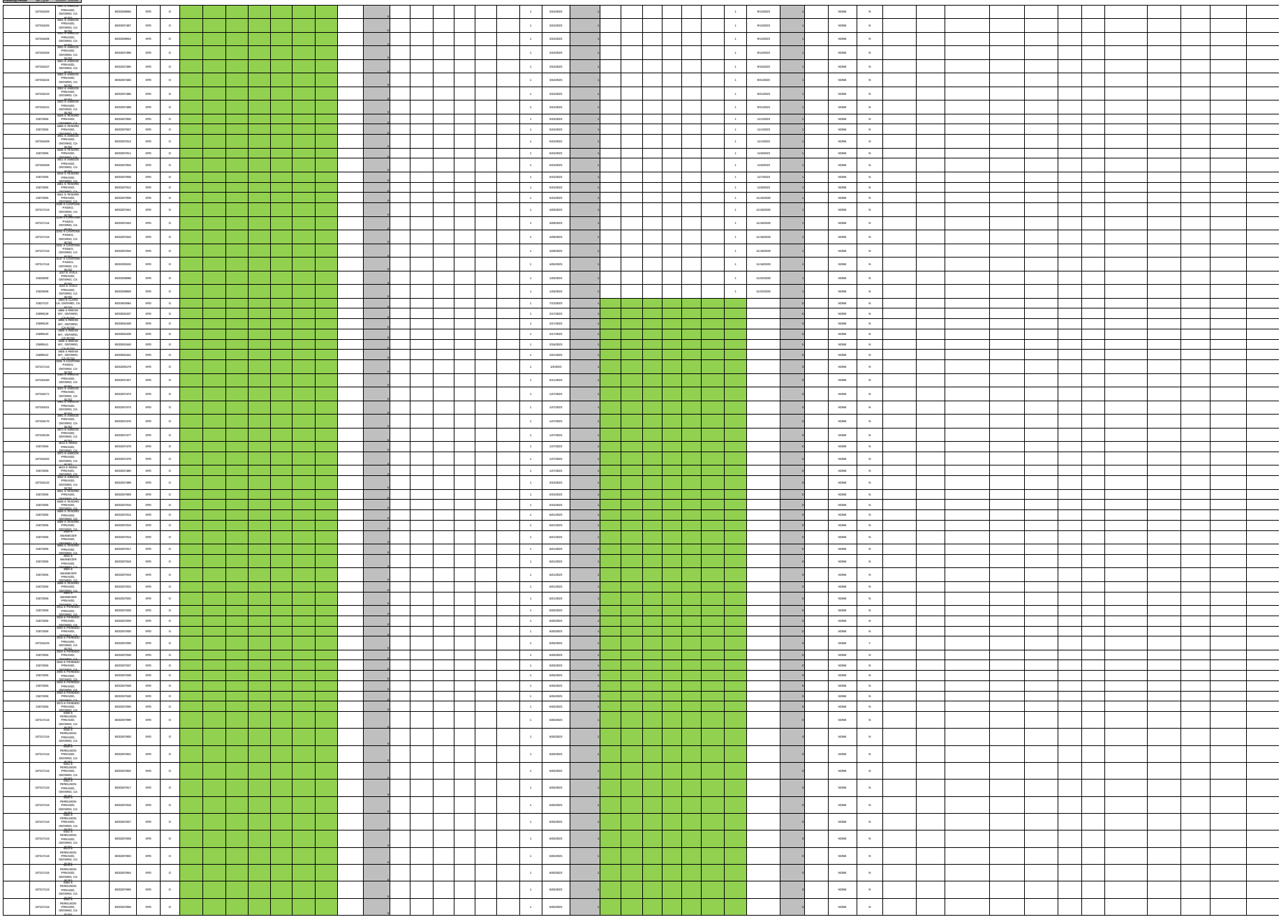
Cells in grey contain auto-calculation formulas

	21831201	3914 E CAMBRIA PRIVADO, ONTARIO, CA 91762		B202302043	SFD	O	0	1	4/24/2023	1			0	NONE	N
	21831205	4346 S ENCINITAS AV, ONTARIO, CA 91762		B202302501	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4352 S ENCINITAS AV, ONTARIO, CA 91762		B202302502	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4344 S ENCINITAS AV, ONTARIO, CA 91762		B202302503	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4354 S ENCINITAS AV, ONTARIO, CA 91762		B202302504	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4348 S ENCINITAS AV, ONTARIO, CA 91762		B202302505	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4350 S ENCINITAS AV, ONTARIO, CA 91762		B202302506	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4334 S ENCINITAS AV, ONTARIO, CA 91762		B202302507	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4340 S ENCINITAS AV, ONTARIO, CA 91762		B202302508	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4332 S ENCINITAS AV, ONTARIO, CA 91762		B202302509	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4342 S ENCINITAS AV, ONTARIO, CA 91762		B202302510	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4349 S ENCINITAS AV, ONTARIO, CA 91762		B202302511	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4336 S ENCINITAS AV, ONTARIO, CA 91762		B202302512	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4338 S ENCINITAS AV, ONTARIO, CA 91762		B202302513	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4343 S ENCINITAS AV, ONTARIO, CA 91762		B202302514	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4322 S ENCINITAS AV, ONTARIO, CA 91762		B202302516	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4328 S ENCINITAS AV, ONTARIO, CA 91762		B202302517	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4337 S ENCINITAS AV, ONTARIO, CA 91762		B202302518	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21828115	4331 S ENCINITAS AV		B202302519	SFD	O	0	1	5/12/2023	1			0	NONE	Y
	21831205	4320 S ENCINITAS AV, ONTARIO, CA 91762		B202302520	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4330 S ENCINITAS AV, ONTARIO, CA 91762		B202302521	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4324 S ENCINITAS AV, ONTARIO, CA 91762		B202302522	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4326 S ENCINITAS AV, ONTARIO, CA 91762		B202302523	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	4325 S ENCINITAS AV, ONTARIO, CA 91762		B202302524	SFD	O	0	1	5/12/2023	1			0	NONE	N
	21831205	3917 E MORRO PRIVADO, ONTARIO, CA 91762		B202304570	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3905 E MORRO PRIVADO, ONTARIO, CA 91762		B202304571	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3908 E MORRO PRIVADO, ONTARIO, CA 91762		B202304572	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3923 E MORRO PRIVADO, ONTARIO, CA 91762		B202304574	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3901 E MORRO PRIVADO, ONTARIO, CA 91762		B202304575	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3914 E MORRO PRIVADO, ONTARIO, CA 91762		B202304576	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3912 E MORRO PRIVADO, ONTARIO, CA 91762		B202304577	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3909 E MORRO PRIVADO, ONTARIO, CA 91762		B202304578	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	3902 E MORRO PRIVADO, ONTARIO, CA 91762		B202304579	SFD	O	0	1	8/10/2023	1			0	NONE	N
	21831205	4313 S MALIBU AV, ONTARIO, CA 91762		B202304843	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4314 S MALIBU AV, ONTARIO, CA 91762		B202304844	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4307 S MALIBU AV, ONTARIO, CA 91762		B202304845	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4301 S MALIBU AV, ONTARIO, CA 91762		B202304846	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4308 S MALIBU AV, ONTARIO, CA 91762		B202304847	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4302 S MALIBU AV, ONTARIO, CA 91762		B202304848	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3959 E LA JOLLA ST, ONTARIO, CA 91762		B202304849	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3929 E LA JOLLA ST, ONTARIO, CA 91762		B202304850	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3953 E LA JOLLA ST, ONTARIO, CA 91762		B202304851	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3935 E LA JOLLA ST, ONTARIO, CA 91762		B202304852	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3947 E LA JOLLA ST, ONTARIO, CA 91762		B202304853	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	3941 E LA JOLLA ST, ONTARIO, CA 91762		B202304854	SFD	O	0	1	8/17/2023	1			0	NONE	N
	21831205	4140 E AVILA PRIVADO, ONTARIO, CA 91762		B202304855	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4137 E AVILA PRIVADO, ONTARIO, CA 91762		B202304856	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4150 E AVILA PRIVADO, ONTARIO, CA 91762		B202304857	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4143 E AVILA PRIVADO, ONTARIO, CA 91762		B202304858	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4160 E AVILA PRIVADO, ONTARIO, CA 91762		B202304859	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4149 E AVILA PRIVADO, ONTARIO, CA 91762		B202304860	SFD	O	0	1	9/25/2023	1			0	NONE	N
	21831205	4125 E LA JOLLA ST, ONTARIO, CA 91762		B202305029	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831205	4131 E LA JOLLA ST, ONTARIO, CA 91762		B202305030	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831205	4101 E LA JOLLA ST, ONTARIO, CA 91762		B202305031	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831205	4119 E LA JOLLA ST, ONTARIO, CA 91762		B202305032	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831205	4113 E LA JOLLA ST, ONTARIO, CA 91762		B202305033	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21831205	4107 E LA JOLLA ST, ONTARIO, CA 91762		B202305035	SFD	O	0	1	8/23/2023	1			0	NONE	N
	21801603	3706 S NEXA PASEO, ONTARIO, CA		B202001530	SFA	O	0	25	12/4/2020	25	25	7/27/2023	25	NONE	N
	21801603	3702 S NEXA PASEO, ONTARIO, CA		B202001531	SFA	O	0	25	12/4/2020	25	25	7/27/2023	25	NONE	N
	21801603	3708 S NEXA PASEO, ONTARIO, CA		B202001506	SFA	O	0	1	12/4/2020	1	1	8/3/2023	1	NONE	N
	21801603	3700 S NEXA PASEO, ONTARIO, CA		B202001532	SFA	O	0	25	12/4/2020	25	25	8/3/2023	25	NONE	N
	21872206	4643 S REINA PRIVADO, ONTARIO, CA		B202207475	SFD	O	0	1	1/27/2023	1	1	8/14/2023	1	NONE	N
	107334136	3982 E AMIGOS PRIVADO, ONTARIO, CA 91762		B202207954	SFD	O	0	1	1/27/2023	1	1	8/15/2023	1	NONE	N
	107317116	3265 S CANTONA PASEO, ONTARIO, CA 91762		B202207613	SFD	O	0	1	2/7/2023	1	1	9/11/2023	1	NONE	N
	107317116	3267 S CANTONA PASEO, ONTARIO, CA 91762		B202207596	SFD	O	0	1	2/7/2023	1	1	9/11/2023	1	NONE	N
	107317116	3269 S CANTONA PASEO, ONTARIO, CA 91762		B202207597	SFD	O	0	1	2/7/2023	1	1	9/11/2023	1	NONE	N
	107317116	3271 S CANTONA PASEO, ONTARIO, CA 91762		B202207614	SFD	O	0	1	2/7/2023	1	1	9/11/2023	1	NONE	N
	107317116	3263 S CANTONA PASEO, ONTARIO, CA 91762		B202208148	SFD	O	0	1	2/7/2023	1	1	9/13/2023	1	NONE	N
	107317116	3273 S CANTONA PASEO, ONTARIO, CA 91762		B202208149	SFD	O	0	1	2/7/2023	1	1	9/13/2023	1	NONE	N
	107334103	3961 E AMIGOS PRIVADO, ONTARIO, CA 91762		B202208553	SFD	O	0	1	2/7/2023	1	1	9/13/2023	1	NONE	N
	107334103	3961 E AMIGOS PRIVADO, ONTARIO, CA 91762		B202207482	SFD	O	0	1	3/10/2023	1	1	9/13/2023	1	NONE	N
	107334104	3951 E AMIGOS PRIVADO, ONTARIO, CA 91762		B202207484	SFD	O	0	1	3/10/2023	1	1	9/13/2023	1	NONE	N
	107334104	3951 E AMIGOS PRIVADO, ONTARIO, CA 91762		B202208559	SFD	O	0	1	3/10/2023	1	1	9/13/2023	1	NONE	N

Jurisdiction	Oxnard
Reporting Year	2020 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (revision: 1st Cycle)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas



Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
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Cells in grey contain auto-calculation formulas

107317116	5068 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207657	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5076 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207658	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5082 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207659	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5088 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207660	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	3232 S CANTONA PASEO, ONTARIO, CA 91762		B202207661	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3266 S CANTONA PASEO, ONTARIO, CA 91762		B202207662	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3234 S CANTONA PASEO, ONTARIO, CA 91762		B202207664	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3240 S CANTONA PASEO, ONTARIO, CA 91762		B202207665	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3244 S CANTONA PASEO, ONTARIO, CA 91762		B202207666	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3252 S CANTONA PASEO, ONTARIO, CA 91762		B202207667	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	5030 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202207691	SFD	O			0	1	6/30/2023	1	0	NONE	N
107325405	4223 E SONRISA PRIVADO, ONTARIO, CA 91762		B202207744	SFD	O			0	1	6/30/2023	1	0	NONE	N
107325401	4183 E SONRISA PRIVADO, ONTARIO, CA 91762		B202207745	SFD	O			0	1	6/30/2023	1	0	NONE	N
107314107	4678 S TESORO PRIVADO, ONTARIO, CA 91762		B202207955	SFD	O			0	1	6/21/2023	1	0	NONE	N
107317116	3242 S CANTONA PASEO, ONTARIO, CA 91762		B202208150	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3258 S CANTONA PASEO, ONTARIO, CA 91762		B202208151	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3236 S CANTONA PASEO, ONTARIO, CA 91762		B202208152	SFD	O			0	1	6/26/2023	1	0	NONE	N
107317116	3257 S CANTONA PASEO, ONTARIO, CA 91762		B202208154	SFD	O			0	1	4/28/2023	1	0	NONE	N
107317116	5074 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208167	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5072 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208168	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5080 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208169	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5032 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208170	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5056 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208171	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5064 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208172	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5040 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208173	SFD	O			0	1	6/30/2023	1	0	NONE	N
107317116	5048 E FERGUSON PRIVADO, ONTARIO, CA 91762		B202208174	SFD	O			0	1	6/30/2023	1	0	NONE	N
21825208	4155 E AVILA PRIVADO, ONTARIO, CA 91762		B202208605	SFA	O			0	6	1/26/2023	6	0	NONE	N
104836305	414 N EUCLID AV, BLDG# 1 ONTARIO, CA 91764	PDEV22-031	PDEV22-031	5+	R	109	4/25/2023	109			0	0	NONE	Y
104743301	1402 N VIRGINIA AV, ONTARIO, CA 91764	PDEV21-023	PDEV21-023	SFA	O	88	4/25/2023	88			0	0	NONE	Y
104743316	1411 N GROVE AV, ONTARIO, CA 91764	PDEV22-007	PDEV22-007	SFA	O	28	5/23/2023	28			0	0	NONE	Y
21813134	0 S ARCHIBALD AV, ONTARIO, CA 91762	PDEV22-038	PDEV22-038	SFD	O	36	6/27/2023	36			0	0	NONE	N
104835412	120 W D ST, ONTARIO, CA 91762	PDEV22-023	PDEV22-023	SFA	O	28	6/27/2023	28			0	0	NONE	Y
21053120	3519 E CONCOURS ST, ONTARIO, CA 91764	PDEV22-047	PDEV22-047	SFA	O	84	6/27/2023	84			0	0	NONE	Y
21839924	13751 S HAVEN AV, ONTARIO, CA 91761	PDEV22-053	PDEV22-053	SFA	O	298	7/25/2023	298			0	0	NONE	N
21801606	1 S Twinkle AV, Ontario, CA	PDEV23-007	PDEV23-007	SFA	O	144	9/26/2023	144			0	0	NONE	N
105127167	2530 S EUCLID AV, ONTARIO, CA 91762	PDEV22-027	PDEV22-027	5+	R	346	9/26/2023	346			0	0	NONE	Y
21823109	0 S ARCHIBALD AV, ONTARIO, CA 91761	PDEV22-037	PDEV22-037	SFA	O	508	11/28/2023	508			0	0	NONE	N
104905903	413 W EMPORIA ST, ONTARIO, CA 91762	PDEV21-011	PDEV21-011	5+	R	9	12/18/2023	9			0	0	NONE	Y

Jurisdiction	Oxnard
Reporting Year	2020 (Jan. 1 - Dec. 31)
Housing Period	5th Cycle (mm/dd/yy - mm/dd/yy)

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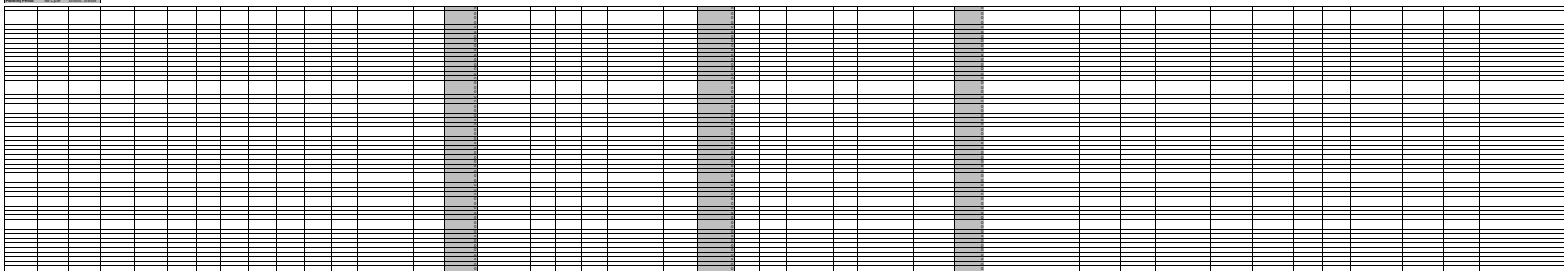
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas



Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	5,640	-	-	-	30	-	-	-	-	-	-	30	5,610
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	3,286	-	-	-	20	-	-	-	-	-	-	20	3,266
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	3,329	-	-	-	-	-	-	-	-	-	-	-	3,329
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		8,599	347	183	1,176	1,507	-	-	-	-	-	-	3,213	5,386
Total RHNA		**20,854**												
Total Units			**347**	**183**	**1,176**	**1,557**	**-**	**-**	**-**	**-**	**-**	**-**	**3,263**	**17,591**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	2,820		-	-	5	-	-	-	-	-	-	**5**	**2,815**

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
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Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					27	26	53	165							72		
104848127	907 E HOLT BLVD			6/5/2023	5	5	10	82	No Net Loss	0.91	MU-HE	MU-6	14	40	13	Non-Vacant	Commercial
104848108	905 E HOLT BLVD			6/5/2023	9	9	18	83	No Net Loss	1.51	MU-HE	MU-6	14	40	22	Vacant	Vacant
104905406	201 S FERN AVE			6/5/2023	2	2	4		No Net Loss	0.24	MU-DT	MU-1	25	75	6	Vacant	Vacant
104905402	325 W TRANSIT ST			6/5/2023	4	4	8		No Net Loss	0.46	MU-DT	MU-1	25	75	12	Vacant	Vacant
104905403	301 W TRANSIT ST			6/5/2023	2	2	4		No Net Loss	0.21	MU-DT	MU-1	25	75	6	Vacant	Vacant
104905404	310 W EMPORIA ST			6/5/2023	5	4	9		No Net Loss	0.5	MU-DT	MU-1	25	75	13	Vacant	Vacant

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Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)
D_1_Name	*D_2_Objective*	*D_3_Time*

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
1. Code Enforcement	Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding.	Ongoing, inspect properties annually	Community Improvement opened 2,593 cases, conducted 4,664 inspections and closed 2,615 cases in 2023. Of the 2,593 cases opened in 2023, 1,261 were proactive in nature. The Rental Inspection Program conducted 5,347 inspections and abated violations in 255 housing units in 2023.
2. Historic Preservation	Continue to Implement Program	Ongoing	City staff continues to implement the Historic Preservation program, including: 9 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 5 were retained on the Ontario Register. One Mills Act Contract (preservation agreement) was approved, 12 Certificates of Appropriateness were approved, and staff continues to complete administrative design reviews for historic properties. Completion of community outreach activities including: Model Colony Awards program and the Historic Plaque program.
3. Housing Rehabilitation Loan and Grants	Continue to Implement Program, as funding is available.	Ongoing	The Community Improvement Code Abatement Loan Program has assisted one home-owner rehabilitate their property since its inception in 2020. The City's largest housing rehabilitation program, the CARES Program continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured. Using Community Development Block Grant funds, the City designed the Conservation Home Improvement Loan Program in the beginning of 2020. During 2023, no clients were assisted through this program.
4. CARES	Continue program implementation, as funding is available.	Ongoing	As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2023.
5. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	The City continues to move forward with the Transformative Climate Communities (TCC). The TCC Community Engagement Outreach Plan provides project specific outreach and educational events. Residents in identified target areas continued to be invited to virtual engagements from topics including solar installation, bus pass distributions, and workforce development services throughout 2023. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that was finalized in 2021 that will centralize multimodal options for residents and employees of and visitors to Ontario. The City has also approved the Parks Master Plan and the Great Park Master Plan.
6. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	In 2023, the Community Improvement Department, in partnership with several City Departments, completed the 2023 Neighborhood Preservation Strategy Update. The plan was expanded to include 5 additional focus neighborhoods (6th/Grove, 4th/Vineyard, De Anza Middle School Neighborhood, East Euclid / Sunkist, West Euclid/Sunkist.) The Neighborhood Action Team continued to meet regularly to address flashpoint issues in City neighborhoods and conducted Community Clean Up events in partnership with Integrated Waste.
7. Accessory Dwelling Units	The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high-resource areas and an economic mobility opportunity in Ontario through the following actions. The cumulative impact of these strategies would exceed the conservative estimate of 120 units to achieve 360 ADUs in the planning period, with at least one third of the units (180) available as affordable housing to lower income households.	Ongoing	The City has finalized 17 accessory dwelling units (ADUs) and permitted 128, including junior accessory dwelling units (JADUs) in 2023. Our progress continues towards achieving a total of 360 units. At least one third (180) of these units are designated as affordable housing for lower-income households.
8. Downtown Plan	Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Ongoing	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. *To facilitate new development and establish new businesses within the downtown area the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. HEART leverages resources, services and activities to enhance the downtown experience. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities. *The 153-unit mixed-use development at the northeast corner of Euclid and C Street began construction in 2023. *The Downtown Parking Structure has been completed and include 411 parking spaces and 37 charging stations. *And finally, the Downtown Plan area is included in a $35 million Transformative Climate Communities Grant awarded to the City. The TCC program includes affordable housing project of 101 units completed, active transportation improvements - in design phase, mobility hub, urban greening - completed with 250 trees planted, carbon farm, solar photovoltaic both for Multi- and Single family -40 instalations completed, and transit improvements.

9. Mountain and Euclid Corridors	Re-designate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Completed	All sites on the Housing Element Available Land Inventory along these corridors have been rezoned to medium density residential, high density residential, or mixed use designations consistent with The Ontario Plan (which includes the General Plan).
10. Holt Blvd.	Re-designate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Completed	All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities.
11. Ontario Ranch	Continue to review, approve, and implement plans to develop the New Model Colony.	Ongoing	City staff continues to review and process applications for development in the Ontario Ranch. Permits were issued for 1,318 units within Ontario Ranch in 2023.
12. Green Building	Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero-energy community and formulate solar site orientation guideline.	Ongoing	The City has update the Community Climate Action Plan to address 2030 and 2050 reduction Targets. As part of the inventory, the City did meet the intial target set of 30% below Year 2020. The City also implemented the SMART Ontario Plan/App identifying City projects implemented from solar instalations to streetlight LED repacements.
13. 2021–2029 Regional Housing Need	To comply with state law (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) regarding the 2021-2029 Regional Housing Needs Allocation (RHNA), the City will amend the Policy Plan and Development Code, ensuring sites for 11,068 total units, with a minimum density of 30 dwelling units per acre on 270-370 acres. Lower-income units must meet specific criteria, and an Affordable Housing Overlay zone will be established with minimum densities. The Overlay encourages two tiers of affordable housing in the Ontario Ranch, adjusting maximum densities based on affordability percentages. Projects without specific plans follow Policy Plan designations, and specific plans will be updated to mandate minimum densities.	Completed	The City updated its Development Code, Zoning, and Land Use map to allocate sites for 11,068 units with a minimum density of 30 units/acre on 270-370 acres. Lower-income units now meet specific criteria, and an Affordable Housing Overlay zone is established. The Affordable Housing Overlay encourages two tiers of affordable housing, adjusting max densities based on affordability percentages. Projects without specific plans follow Policy Plan designations; specific plans mandate minimum densities.
14. Land Monitoring Program to Meet the RHNA	Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Ongoing	City staff monitors entitlement applications to ensure that the Housing Element Sites Inventory is maintained and verifies that development of identified sites complies with the minimum density so that sufficient sites are available to meet the City's RHNA. Safeguards have been incorporated into the City's Discretionary Permit Application which includes an affidavit regarding compliance with the Housing Element Sites Inventory.
15. Residential By-Right for Developments with 20-Percent Affordable	In accordance with AB 1397, sites listed in Table 9-1 of the land inventory must permit residential development by-right under Government Code Section 65583.2(c), specifically for projects with at least 20 percent affordable units to lower-income households.	Ongoing	The City is currently seeking applications for projects supporting a minimum of 20% affordable housing units. Interested parties are encouraged to apply and contribute to the City's commitment to inclusive and accessible housing.
16. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update adopted in 2016, which continues to be implemented in 2023.
17. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	City staff will implement programs as funds become available.
18. Planned Unit Development (PUD)	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Ongoing	The PUD continues to be a viable tool to implement new multi-family housing.
19. Mixed-Use and High-Density Residential Zone and Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Ongoing	The City is actively working on establishing Objective Design and Development Standards to facilitate standards for multiple-family and residential mixed-use projects by right.
20. Development Code Admendments	To comply with state law, address identified constraints to residential development and remove barriers to housing for special-needs groups, including, but not limited to, low-, very low-, and extremely low-income households	Ongoing	The Planning Department work program includes necessary Development Code Amendments to address identified constraints to residential development and remove barriers to housing for special-needs groups. These amendments are on track for adoption within two years of the Housing Elements adoption.
21. Senate Bill 2 Implementation	The City, under its SB 2 grant workplan, aims to create Objective Design and Development Standards (ODDS) for various residential projects, including mixed-use, multifamily, and single-family developments. This involves establishing comprehensive numerical standards, eliminating subjective policies, and providing applicants with a clear checklist and style sheet to ensure compliance with design requirements.	Ongoing	The City is on track to pass an urgency ordinance that aims to establish Objective Design and Development Standards for both multiple-family and mixed-use residential projects. The City anticipates completing this process in early 2024. The City has completed all SB2 funded activity and submitted Close Out reports for the SB2 Planning Grant.
22. Streamline Housing Development Process	Create a written policy outlining the streamlined approval process and standards for eligible projects under SB 35 (2017), as specified in Government Code Section 65913.4. Provide clear procedures and appropriate guidance to ensure compliance with the streamlined approval process for qualifying projects.	Ongoing	The task will be finished when the Objective Design and Development Standards receive approval.
23. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). During 2023, the HACSB managed approximately 779 Housing Choice Vouchers within Ontario.

24. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Ongoing	The CalHome Mortgage Assistance program ended on April 5, 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects.
25. Preservation of At-Risk Housing	Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.	Ongoing	There are a total of 1,916 assisted, multifamily rental units in the City. During calendar year 2023, 392 units were identified at-risk of conversion to market rate within the next five years. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units.
26. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Ongoing	City staff administered the Accord that covers 1,697 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019 with an expiration date of January 5, 2025.
27. Fair Housing	Continue to contract with fair housing providers.	Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law."
28. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.	Ongoing	During 2023, the following achievements were made under the City's Continuum of Care: *Operation of the Ontario Access, providing basic needs to 904 unduplicated individuals, as well as eligibility screening for City-managed HOME TBRA rental assistance *Street outreach 40 hours per week *Assisi House transitional housing served 22 households *Emergency motel voucher program and extreme weather motel voucher program using City general funds, CDBG, and ESG-CV funding *Expansion of the City's Continuum of Care. Under the direction of the Continuum of Care Manager position, which was created in 2020, the City hired a Continuum of Care Social Worker in 2022. Two additional social workers and a management analyst were hired in early 2023 to deepen the City's services to stabilize residents in permanent housing and prevent homelessness. *HOME TBRA – Provide tenant based rental assistance to 52 households; *Project Gateway – Assist 12 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; *Permanent Housing Units – Operate 85 permanent housing units in cooperation with the Ontario Housing Authority. Units assist in providing priority occupancy to participants in the CoC Project Gateway; and *Partner with local school district to identify homeless families and assist them with rental subsidies through the HOME TBRA Program.
29. Senior Housing	Continue to provide a full range of housing support services.	Ongoing	During calendar year 2023, the City continued to monitor 782 units of affordable senior housing.
30. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities and update the definition of family to comply with State law.	Ongoing	The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the comprehensive Development Code update, which went into effect in 2016, incorporates reasonable accommodation provisions and redefined "family" to comply with State law.
31. Family Housing	Continue program implementation.	Ongoing	The City continued to monitor 932 units of affordable family housing during calendar year 2023. The City entered into a DDA for a new affordable housing development during 2022 that will construct 50 units as part Emporia Place Phase II and has entered into an Exclusive Negotiations Agreement for an additional 177 units of afforfdable housing.
32. Extremely Low-Income Households	Work with non-profits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households.	Annually	During calendar year 2023, the following services were provided to Extremely Low-Income households: *Assisted housing units – 49 housing units restricted to extremely low-income occupancy; *Project Gateway – 12 units occupied by extremely low-income households; *HOME Tenant Based Rental Assistance (TBRA) – 52 households assisted; *CoC Permanent Housing (excluding Project Gateway and HOME TBRA) – 0 households assisted; *Assisi House and Aftercare Services program – 22 persons (unduplicated); *Mercy House Center Ontario – 904 persons (unduplicated); *Services for Battered Women and Children – 45 persons (unduplicated); *SOVA Food Security Center – 1,111 persons (unduplicated); *Fair Housing services – 115 households (unduplicated); *Landlord-Tenant Mediation services – 1,037 households (unduplicated); *Senior Services – 12 persons (unduplicated); and *Childcare Subsidies – 118 persons (unduplicated).
33. Special Needs Housing	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	Annually	In conjunction with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 13 Shelter Plus Care project based vouchers were available within Ontario for chronically homeless with disabilities and their families. During 2023, the City implemented the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. Additionally, 52 homeless households were assisted with permanent housing.

34. Infrastructure Provision and Financing	The City aims to minimize infrastructure costs for residential development through annual assessments, seeking funding sources, and applying for relevant programs, with a focus on areas of concentrated poverty. Ongoing monitoring will ensure any adverse impact on housing production is addressed, and a strategy to reduce costs for developers will be developed if necessary.	Annually	The City is diligently working to minimize infrastructure costs for residential development through ongoing assessments, diverse funding exploration, and strategic program engagement, particularly in areas with concentrated poverty. Continuous monitoring ensures prompt addressing of any adverse impacts on housing production, with a commitment to developing cost-reducing strategies for developers as needed.

General Comments

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

F2_Prior | F2_Current | F2_Street | F2_Name | F2_ID | F2_Unit | F2_Tenure | F2_VLI_DR | F2_VLI_NDR | F2_LI_DR | F2_LI_NDR | F2_Mod_DR | F2_Mod_NDR | F2_Above | F2_Converted | F2_Date | F2_Notes

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily dwelling that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (2 to 4,5+)	**Tenure** R=Renter	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Moderate Income Units Converted from Above Moderate**	**Date Converted**	**Notes**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						
104905406	201 S FERN AVE			6	Ontario Emporia II Housing Partners, L.P.	Residential
104905402	325 W TRANSIT ST			12	Ontario Emporia II Housing Partners, L.P.	Residential
104905403	301 W TRANSIT ST			6	Ontario Emporia II Housing Partners, L.P.	Residential
104905404	310 W EMPORIA ST			13	Ontario Emporia II Housing Partners, L.P.	Residential

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)

NOTE: This table must contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Not
Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 6591

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Ontario	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Ontario	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 500,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Task 1: Project Management	$12,500.00	$12,500.00	Completed	None	
Task 3: Outreach & Engagement	$7,500.00	$7,500.00	Completed	None	
Task 4: General Plan Update	$355,000.00	$355,000.00	Completed	None	
Task 5: Housing Element Update	$125,000.00	$125,000.00	Completed	None	

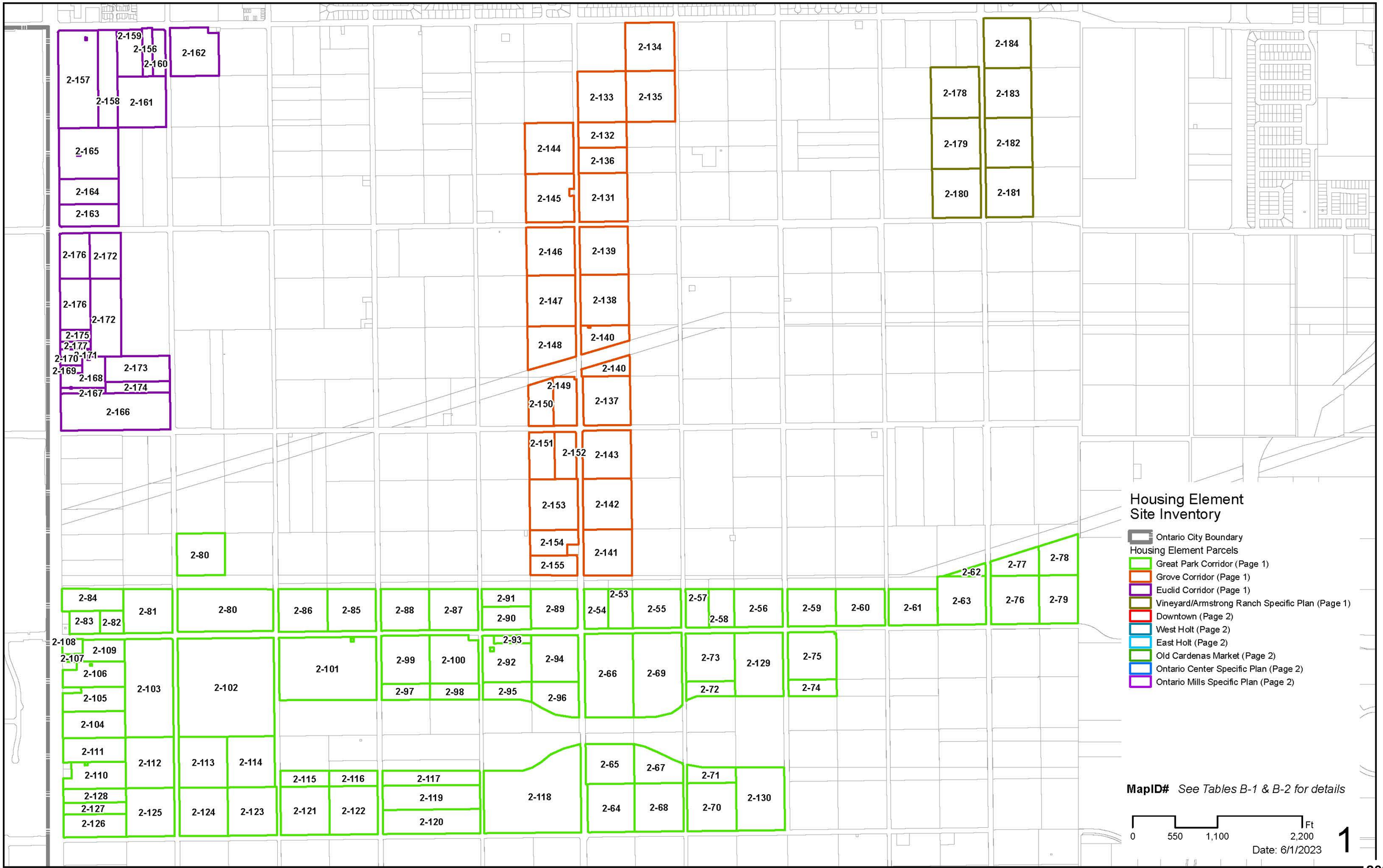
Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1678
Total Units		**1678**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1557
Total Units		**1557**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		616
Total Units		**616**

ATTACHMENT 1
HOUSING ELEMENT LAND INVENTORY MAP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2-122
Housing Element
Site Inventory
Ontario City Boundary
Housing Element Parcels
Great Park Corridor (Page 1)
Grove Corridor (Page 1)
Euclid Corridor (Page 1)
Vineyard/Armstrong Ranch Specific Plan (Page 1)
Downtown (Page 2)
West Holt (Page 2)
East Holt (Page 2)
Old Cardenas Market (Page 2)
Ontario Center Specific Plan (Page 2)
Ontario Mills Specific Plan (Page 2)
MapID# See Tables B-1 & B-2 for details
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2,200
Ft
Date: 6/1/2023
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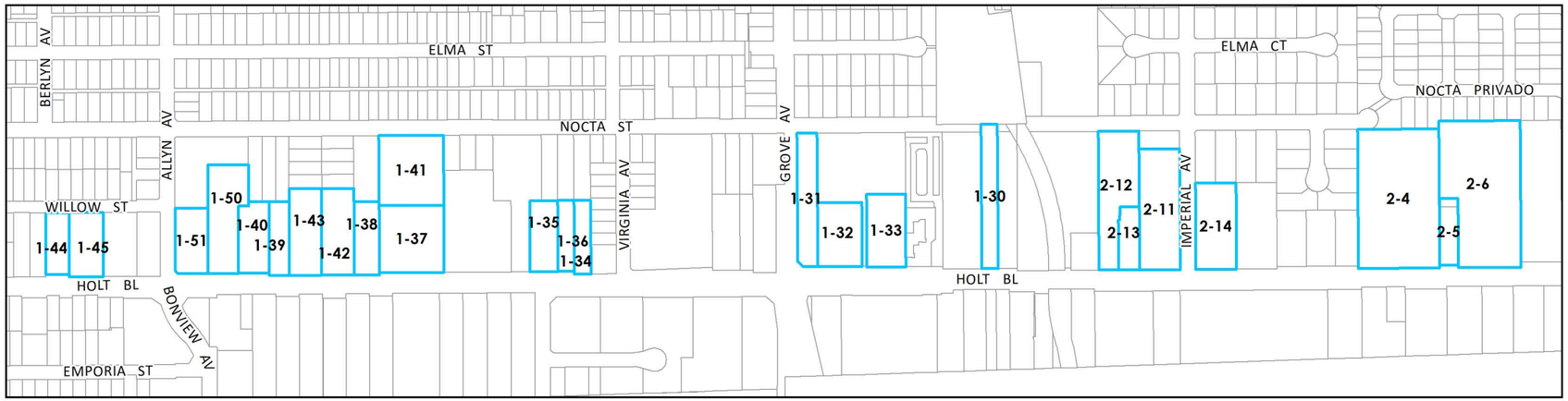
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NOCTA ST
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GROVE AV
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WILLOW ST
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BONVIEW AV
EMPORIA ST
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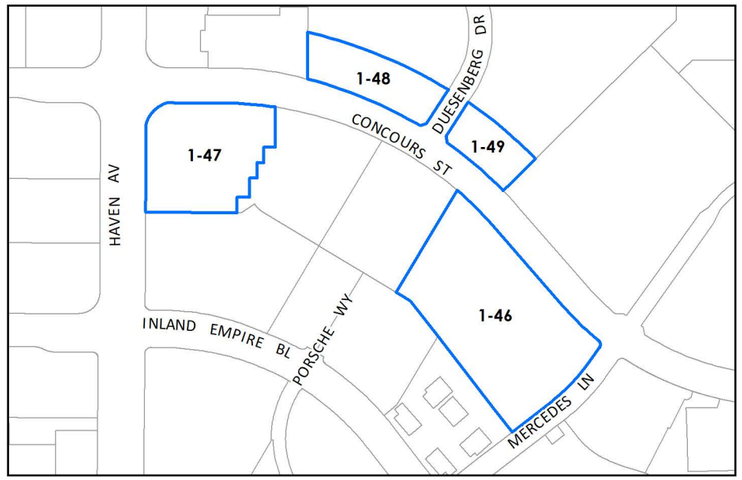
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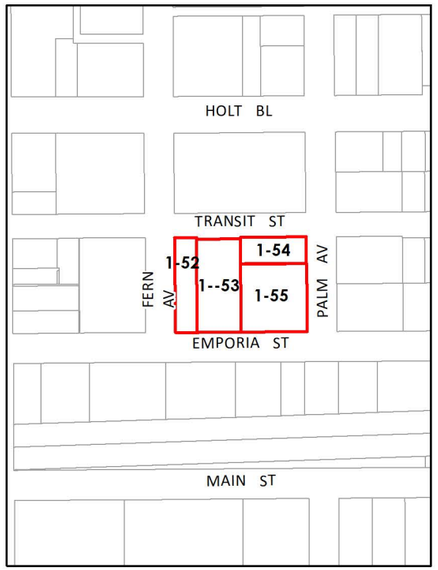
PORSCHE WY
MERCEDES LN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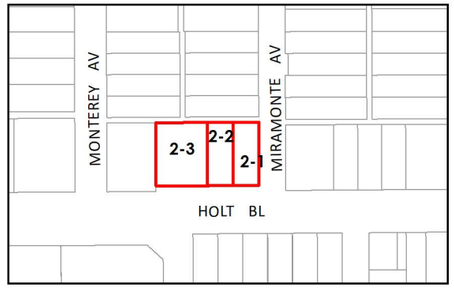
EMPORIA ST
MAIN ST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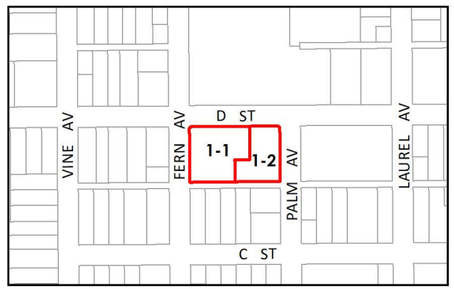
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PALM AV
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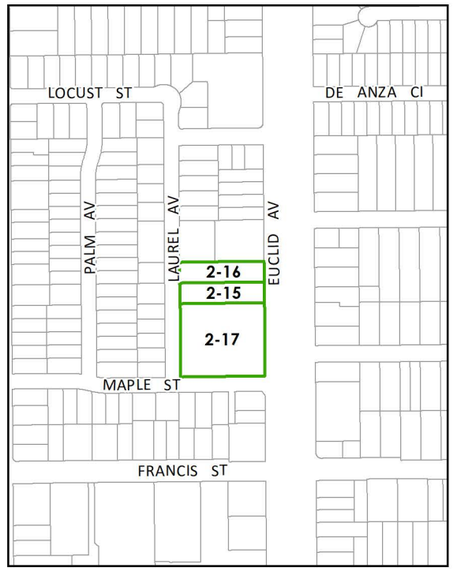
C ST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LAUREL AV
EUCLID AV
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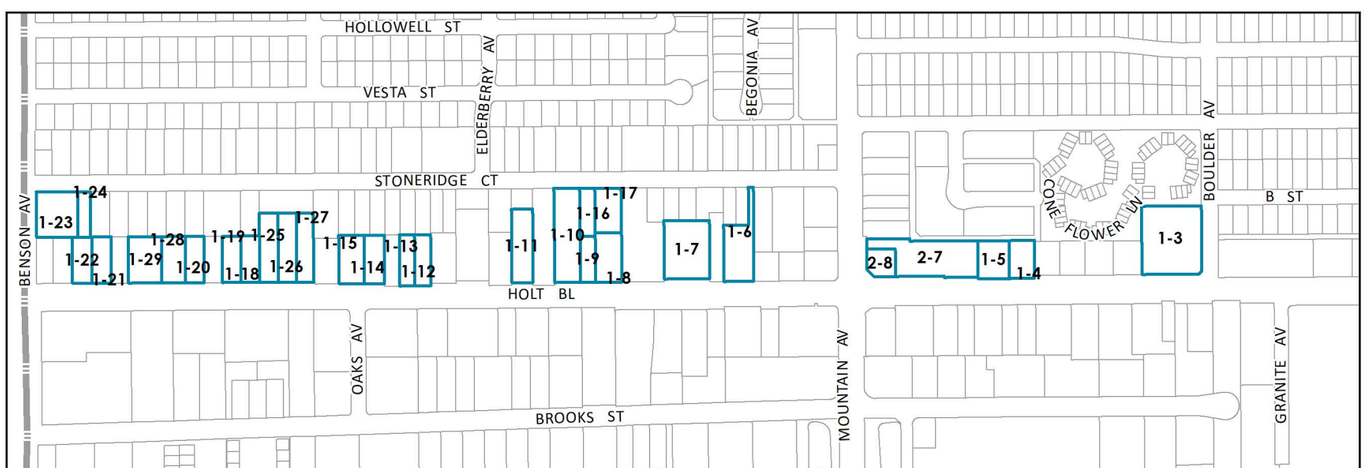
2-17
MAPLE ST
FRANCIS ST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BOULDER AV
B ST
CINNAMON FLOWER LN
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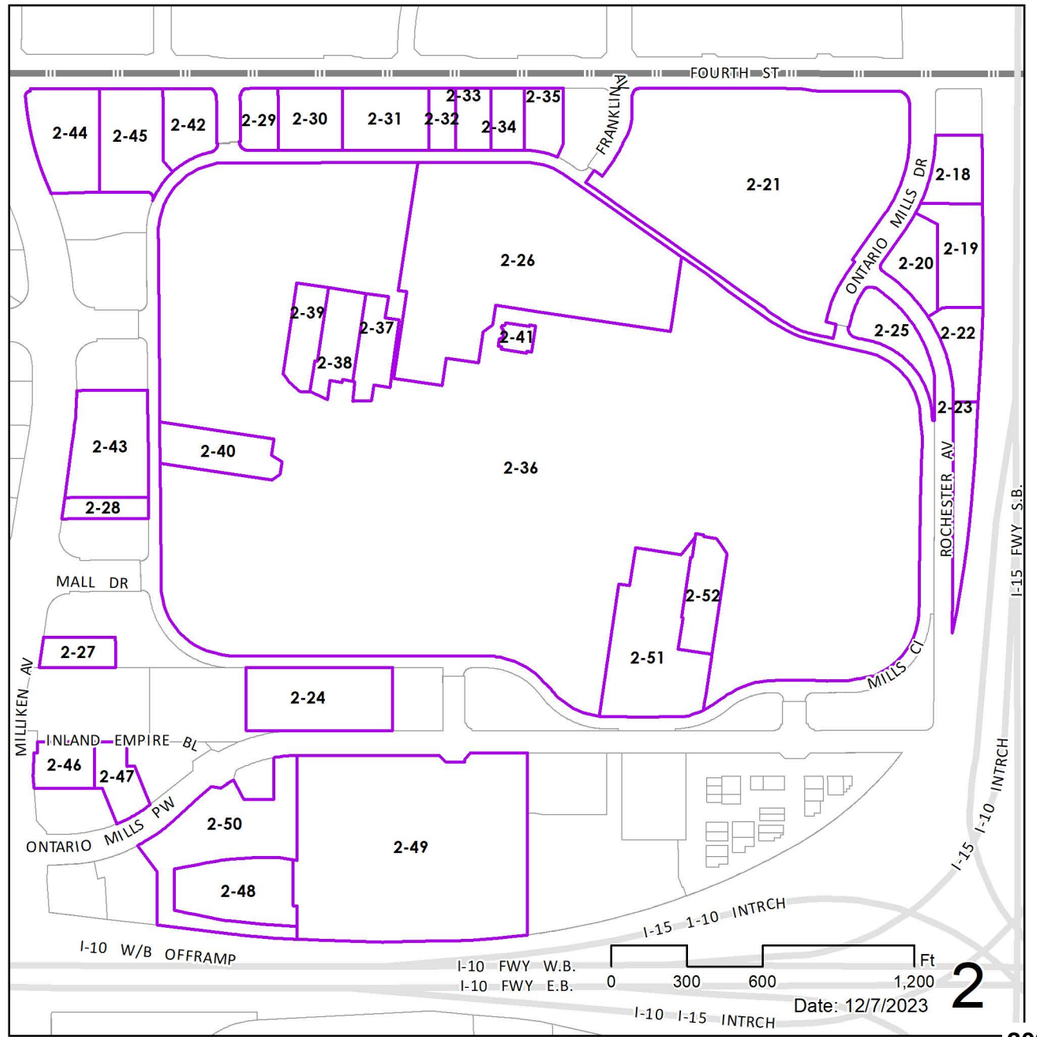
OAKS AV
MOUNTAIN AV
GRANITE AV
BROOKS ST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ONTARIO MILLS DR
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ROCHESTER AV
MALL DR
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MILLIKEN AV
MILLS CI
INLAND EMPIRE BL
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2-47
ONTARIO MILLS PW
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2-49
2-48
I-10 W/B OFFRAMP
I-15 1-10 INTRCH
I-15 FWY S.B.
I-10 FWY W.B.
I-10 FWY E.B.
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Date: 12/7/2023
2
I-10 I-15 INTRCH

Map ID	Opp Area	Site Address/Intersection	Zip Code	APN	Consolidated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/ Last 2 Cycle(s)	Lower	Mod	Above Mod	Total Units	Notes
Table B-1																				
1-1	Downtown	315 W D ST	91762	104857601		HDR	HDR-45	25	45	0.7	Parking lot	Yes	NO	Available	Prior/Non-vacant	9	9	0	18	
1-2	Downtown	325 N PALM AVE	91762	104857602		HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	0	12	
1-3	West Holt	900 W HOLT BLVD	91762	101050176		HDR	HDR-45	25	45	1.48	Auto sales	Yes	NO	Available	Prior/Non-vacant	18	18	0	37	
1-4	West Holt	1034 W HOLT BLVD	91762	101050206	J	HDR	HDR-45	25	45	0.34	Auto sales	Yes	NO	Available	No	4	4	0	9	
1-5	West Holt	1020 W HOLT BLVD	91761	101050207	J	HDR	HDR-45	25	45	0.43	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	0	11	
1-6	West Holt	1134 W HOLT BLVD	91761	101052206		HDR	HDR-45	25	45	0.67	Strip retail	Yes	NO	Available	Prior/Non-vacant	8	8	0	17	
1-7	West Holt	1156 W HOLT BLVD	91762	101052217		HDR	HDR-45	25	45	0.95	Auto sales	Yes	NO	Available	Prior/Non-vacant	12	12	0	24	
1-8	West Holt	1206 W HOLT BLVD	91762	101054302	C	HDR	HDR-45	25	45	0.47	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	0	12	
1-9	West Holt	W OF 1206 W HOLT BLVD	91764	101054303		HDR	HDR-45	25	45	0.25	Parking Lot	Yes	NO	Available	Prior/Non-vacant	3	3	0	6	
1-10	West Holt	1240 W HOLT BLVD	91764	101054304		HDR	HDR-45	25	45	0.87	Auto sales	Yes	NO	Available	Prior/Non-vacant	11	11	0	22	
1-11	West Holt	1258 W HOLT BLVD	91761	101054306		HDR	HDR-45	25	45	0.56	Automotive	Yes	NO	Available	Prior/Non-vacant	7	7	0	14	
1-12	West Holt	1328 W HOLT BLVD	91761	101054310	E	HDR	HDR-45	25	45	0.3	Auto sales	Yes	NO	Available	Not Used	4	4	0	7	
1-13	West Holt	1328 W HOLT BLVD	91761	101054311	E	HDR	HDR-45	25	45	0.28	Auto sales	Yes	NO	Available	Not Used	3	3	0	7	
1-14	West Holt	1350 W HOLT BLVD	91762	101054313	F	HDR	HDR-45	25	45	0.35	Building supply	Yes	NO	Available	Prior/Non-vacant	4	4	0	9	
1-15	West Holt	1360 W HOLT BLVD	91762	101054314	F	HDR	HDR-45	25	45	0.44	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	0	11	
1-16	West Holt	W OF SWC STONERIDGE CT & MOUNTAINAVE	91762	101054326	C	HDR	HDR-45	25	45	0.26	Parking lot	Yes	NO	Available	Not Used	3	3	0	7	
1-17	West Holt	1203 W STONERIDGE CT	91762	101054327	C	HDR	HDR-45	25	45	0.42	Parking lot	Yes	NO	Available	Prior/Non-vacant	5	5	0	11	
1-18	West Holt	1424 W HOLT BLVD	91761	101055204	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	0	8	
1-19	West Holt	1426 W HOLT BLVD	91761	101055205	G	HDR	HDR-45	25	45	0.31	Automotive	Yes	NO	Available	Not Used	4	4	0	8	
1-20	West Holt	1448 W HOLT BLVD	91761	101055207	H	HDR	HDR-45	25	45	0.31	Auto sales	Yes	NO	Available	Not Used	4	4	0	8	
1-21	West Holt	1528 HOLT BLVD	91762	101055212	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	0	8	
1-22	West Holt	1538 HOLT BLVD	91762	101055213	I	HDR	HDR-45	25	45	0.32	Retail	Yes	NO	Available	Not Used	4	4	0	8	
1-23	West Holt	120 N BENSON AVE	91762	101055216	D	HDR	HDR-45	25	45	0.68	Retail	Yes	NO	Available	Prior/Non-vacant	8	8	0	17	
1-24	West Holt	1535 W STONERIDGE CT	91762	101055217	D	HDR	HDR-45	25	45	0.21	Retail	Yes	NO	Available	Not Used	3	3	0	5	
1-25	West Holt	1420 W HOLT BLVD	91762	101055232	A	HDR	HDR-45	25	45	0.46	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	0	12	
1-26	West Holt	1414 W HOLT BLVD	91761	101055233	A	HDR	HDR-45	25	45	0.46	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	0	12	
1-27	West Holt	1414 W HOLT BLVD	91762	101055234	A	HDR	HDR-45	25	45	0.42	Building supply	Yes	NO	Available	Prior/Non-vacant	5	5	0	11	
1-28	West Holt	1502 W HOLT BLVD	91762	101055237	H	HDR	HDR-45	25	45	0.39	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	0	10	
1-29	West Holt	1512 W HOLT BLVD	91761	101055238		HDR	HDR-45	25	45	0.56	Auto sales	Yes	NO	Available	Prior/Non-vacant	7	7	0	14	
1-30	East Holt	1323 E HOLT BLVD	91764	11006104		MU-HE	MU-2	14	40	0.99	Vacant	Yes	NO	Available	Not Used	11	11	0	22	
1-31	East Holt	1207 E HOLT BLVD	91764	11006110		MU-HE	MU-2	14	40	1.11	Vacant	Yes	NO	Available	Not Used	13	13	0	25	
1-32	East Holt	1217 E HOLT BLVD	91764	11006121		MU-HE	MU-2	14	40	1.19	Hotel	Yes	NO	Available	Not Used	13	13	0	27	
1-33	East Holt	1241 E HOLT BLVD	91764	11006125		MU-HE	MU-2	14	40	1.2	Hotel	Yes	NO	Available	Not Used	14	14	0	27	
1-34	East Holt	1111 E HOLT BLVD	91761	104847115		MU-HE	MU-2	14	40	0.52	Automotive / Open Storage	Yes	NO	Available	Not Used	6	6	0	12	
1-35	East Holt	1101 E HOLT BLVD	91764	104847122	B	MU-HE	MU-2	14	40	0.83	Parking Lot	Yes	NO	Available	Not Used	9	9	0	19	
1-36	East Holt	1101 E HOLT BLVD	91764	104847123	B	MU-HE	MU-2	14	40	0.48	Vacant Church	Yes	NO	Available	Not Used	5	5	0	11	
1-37	East Holt	1031 E HOLT BLVD	91764	104848102		MU-HE	MU-2	14	40	1.83	Automotive repair	Yes	NO	Available	Not Used	21	21	0	41	
1-38	East Holt	1015 E HOLT BLVD	91764	104848103		MU-HE	MU-2	14	40	0.78	Auto parts store	Yes	NO	Available	Not Used	9	9	0	17	
1-39	East Holt	E OF NEC HOLT BLVD & ALLYN AVE	91764	104848106		MU-HE	MU-2	14	40	0.63	Vacant	Yes	NO	Available	Not Used	7	7	0	14	
1-40	East Holt	935 E HOLT BLVD	91764	104848107		MU-HE	MU-2	14	40	0.9	Independent Convenience Store	Yes	NO	Available	Not Used	10.1	10	0	20	
1-41	East Holt	1025 E HOLT BLVD	91764	104848122		MU-HE	MU-2	14	40	1.9	Automotive repair	Yes	NO	Available	Not Used	21	21	0	43	
1-42	East Holt	957 E HOLT BLVD	91786	104848128		MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	0	27	
1-43	East Holt	957 E HOLT BLVD	91786	104848129		MU-HE	MU-2	14	40	1.18	Vacant	Yes	NO	Available	Not Used	13	13	0	26	
1-44	East Holt	803 E HOLT AVE	91761	104851212		MU-HE	MU-2	14	40	0.61	Car Sales	Yes	NO	Available	Not Used	7	7	0	14	
1-45	East Holt	813 E HOLT BLVD	91764	104851213		MU-HE	MU-2	14	40	0.91	Laundromat / Automotive	Yes	NO	Available	Not Used	10	10	0	21	
1-46	Ontario Center	SWC CONCOURS ST & MERCEDES LN	91762	21020404		MU-OC	SP	See Notes	See Notes	8.44	Vacant	Yes	NO	Available	Not Used	63	63	0	126	Note 1
1-47	Ontario Center	888 HAVEN AVE	91764	21020407		MU-OC	SP	See Notes	See Notes	4.47	Vacant	Yes	NO	Available	Not Used	33	33	0	67	Note 1
1-48	Ontario Center	NWC CONCOURS ST & DUESENBERG DR	91764	21053115		MU-OC	SP	See Notes	See Notes	2.28	Vacant	Yes	NO	Available	Not Used	0	0	51	51	Note 2
1-49	Ontario Center	NEC CONCOURS ST & DUESENBERG DR	91764	21053116		MU-OC	SP	See Notes	See Notes	1.36	Vacant	Yes	NO	Available	Not Used	0	0	33	33	Note 2
1-50	East Holt	907 E HOLT BLVD	91761	104848127	K	MU-HE	MU-6	14	40	0.91	Commercial	Yes	Yes	Available	Not Used	10	10	0	20	
1-51	East Holt	905 E HOLT BLVD	91761	104848108	K	MU-HE	MU-6	14	40	1.51	Vacant	Yes	Yes	Available	Not Used	18	18	0	36	
1-52	Downtown	201 S FERN AVE	91762	104905406	L	MU-DT	MU-1	25	75	0.24	Vacant	Yes	Yes	Available	Not Used	4	4	0	8	
1-53	Downtown	325 W TRANSIT ST	91762	104905402	L	MU-DT	MU-1	25	75	0.46	Vacant	Yes	Yes	Available	Not Used	8	8	0	16	
1-54	Downtown	301 W TRANSIT ST	91762	104905403	L	MU-DT	MU-1	25	75	0.21	Vacant	Yes	Yes	Available	Not Used	4	4	0	8	
1-55	Downtown	310 W EMPORIA ST	91762	104905404	L	MU-DT	MU-1	25	75	0.50	Vacant	Yes	Yes	Available	Not Used	9	9	0	18	
Table B-2																				
2-1	Downtown	111 N MIRAMONTE AVE	91764	104852414		MU-DT	MU-1	25	75	0.1	Nonvacant	Yes	NO	Available		1	1	0	3	0
2-2	Downtown	617 E HOLT BLVD	91764	104852415		MU-DT	MU-1	25	75	0.1	Nonvacant	Yes	NO	Available		1	1	0	3	0
2-3	Downtown	609 E HOLT BLVD	91764	104852416		MU-DT	MU-1	25	75	0.3	Nonvacant	Yes	NO	Available		3	3	0	6	
2-4	East Holt	1555 E HOLT AVE	91761	11007225		MU-HE	MU-6	20	40	4.8	Nonvacant	Yes	NO	Available		12	12	80	104	
2-5	East Holt	1619 E HOLT AVE	91761	11008106		MU-HE	MU-6	20	40	0.5	Nonvacant	Yes	NO	Available		1	1	8	10	
2-6	East Holt	0 E HOLT BLVD	91761	11008107		MU-HE	MU-6	20	40	4.5	Vacant	Yes	NO	Available		12	12	76	99	
2-7	West Holt	1050 W HOLT BLVD	91762	101050208		MU-HW	MU-6-AH	20	40	1.2	Nonvacant	Yes	NO	Available		13	13	0	27	Note1
2-8	West Holt	1050 W HOLT BLVD	91762	101050209		MU-HW	MU-6-AH	20	40	0.3	Nonvacant	Yes	NO	Available		3	3	0	6	Note 1
2-11	East Holt	NWC HOLT BLVD & IMPERIAL AVE	91761	11007102		MU-HE	MU-6-AH	20	40	2.1	Vacant	Yes	NO	Available		23	23	0	47	
2-12	East Holt	1381 E HOLT BLVD	91764	11007106		MU-HE	MU-6-AH	20	40	1.8	Vacant	Yes	NO	Available		21	21	0	41	
2-13	East Holt	1387 E HOLT BLVD	91764	11007107		MU-HE	MU-6-AH	20	40	0.6	Vacant	Yes	NO	Available		6	6	0	12	
2-14	East Holt	1405 E HOLT BLVD	91764	11007210		MU-HE	MU-6-AH	20	40	1.5	Vacant	Yes	NO	Available		17	17	0	33	
2-15	Old Cardenas Market	N OF NEC MAPLE ST & EUCLID AVE	91762	105027201		HDR	HDR-45	25	45	0.6	Vacant	Yes	NO	Available		8	8	0	16	

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2-16	Old Cardenas Market	1652 EUCLID AVE	91761	105027220		HDR	HDR-45	25	45	0.6	Vacant	Yes	NO	Available		8	8	0	16	
2-17	Old Cardenas Market	1714 S EUCLID AVE	91762	105028401		MU-EF	MU*	20	30	2.2	Nonvacant	Yes	NO	Available		17	17	0	33	
2-53	Great Park Corridor	E OF NEC EDISON AVE & GROVE AVE	91710	21631101		MU-GP	SP-AG-AH	20	65	90.5	Agriculture	Yes	NO	Available		45	23	23	90	
2-54	Great Park Corridor	14049 GROVE AVE	91761	21631102		MU-GP	SP-AG-AH	20	65	91.1	Agriculture	Yes	NO	Available		46	23	23	91	
2-55	Great Park Corridor	8270 EDISON AVE	91762	21631109		MDR	SP-AG-AH	20	30	159.3	Agriculture	Yes	NO	Available		79	40	40	159	
2-56	Great Park Corridor	NWC EDISON AVE & WALKER AVE	91762	21631208		MDR	SP-AG-AH	20	30	155.7	Agriculture	Yes	NO	Available		78	39	39	156	
2-57	Great Park Corridor	8314 EDISON AVE	91761	21631209		MDR	SP-AG-AH	20	30	73.9	Agriculture	Yes	NO	Available		36	19	19	74	
2-58	Great Park Corridor	8354 EDISON AVE	91761	21631210		MDR	SP-AG-AH	20	30	82.9	Agriculture	Yes	NO	Available		41	21	21	83	
2-59	Great Park Corridor	NEC EDISON AVE & WALKER AVE	91761	21631301		MDR	SP-AG-AH	20	30	153.1	Vacant	Yes	NO	Available		77	38	38	153	
2-60	Great Park Corridor	NWC EDISON AVE & BAKER AVE	91762	21631309		MDR	SP-AG-AH	20	30	152.6	Agriculture	Yes	NO	Available		76	38	38	153	
2-61	Great Park Corridor	NEC EDISON AVE & BAKER AVE	91762	21631401		MDR	SP-AG-AH	20	30	150.0	Agriculture	Yes	NO	Available		75	37	37	150	
2-62	Great Park Corridor	N OF NWC EDISON AVE & VINEYARDAVE	91762	21631408		MDR	SP-AG-AH	20	30	23.2	Agriculture	Yes	NO	Available		12	6	6	23	
2-63	Great Park Corridor	NWC EDISON AVE & VINEYARD AVE	91762	21631409		MDR	SP-AG-AH	20	30	198.8	Agriculture	Yes	NO	Available		99	50	50	199	
2-64	Great Park Corridor	14474 GROVE AVE	91762	21632101		MU-BC	SP-AG-AH	25	45	121.9	Agriculture	Yes	NO	Available		60	31	31	122	
2-65	Great Park Corridor	14361 GROVE AVE	91762	21632102		MU-BC	SP-AG-AH	25	45	103.5	Agriculture	Yes	NO	Available		51	26	26	104	
2-66	Great Park Corridor	8185 EDISON AVE	91762	21632103		MU-GP	SP-AG-AH	20	65	381.9	Agriculture	Yes	NO	Available		190	96	96	382	
2-67	Great Park Corridor	N OF NWC EUCALYPTUS AVE & PARCOAVE	91762	21632106		MU-BC	SP-AG-AH	25	45	79.9	Agriculture	Yes	NO	Available		40	20	20	80	
2-68	Great Park Corridor	NWC EUCALYPTUS AVE & PARCO AVE	91761	21632107		MU-BC	SP-AG-AH	25	45	128.0	Agriculture	Yes	NO	Available		64	32	32	128	
2-69	Great Park Corridor	8311 EDISON AVE	91762	21632108		MDR	SP-AG-AH	20	30	338.1	Agriculture	Yes	NO	Available		168	85	85	338	
2-70	Great Park Corridor	NEC EUCALYPTUS AVE & PARCO AVE	91762	21632201		MU-BC	SP-AG-AH	25	45	127.1	Agriculture	Yes	NO	Available		64	32	32	127	
2-71	Great Park Corridor	N OF NEC EUCALYPTUS AVE & PARCOAVE	91762	21632202		MU-BC	SP-AG-AH	25	45	42.9	Agriculture	Yes	NO	Available		21	11	11	43	
2-72	Great Park Corridor	S OF SEC EDISON AVE & PARCO AVE	91762	21632203		MDR	SP-AG-AH	20	30	63.1	Agriculture	Yes	NO	Available		32	16	16	63	
2-73	Great Park Corridor	8335 EDISON AVE	91761	21632204		MDR	SP-AG-AH	20	30	198.7	Agriculture	Yes	NO	Available		99	50	50	199	
2-74	Great Park Corridor	S OF SEC EDISON AVE & WALKER AVE	91762	21632303		MDR	SP-AG-AH	20	30	66.7	Agriculture	Yes	NO	Available		33	17	17	67	
2-75	Great Park Corridor	8535 EDISON 0	91710	21632304		MDR	SP-AG-AH	20	30	195.2	Agriculture	Yes	NO	Available		98	49	49	195	
2-76	Great Park Corridor	NEC EDISON AVE & VINEYARD AVE	91762	21818101		MDR	SP-AG-AH	20	30	198.6	Agriculture	Yes	NO	Available		99	50	50	199	
2-77	Great Park Corridor	N OF NEC EDISON AVE & VINEYARDAVE	91762	21818102		MDR	SP-AG-AH	20	30	89.0	Agriculture	Yes	NO	Available		45	22	22	89	
2-78	Great Park Corridor	9064 EDISON AVE	91762	21818111		MDR	SP-AG-AH	20	30	116.7	Agriculture	Yes	NO	Available		58	29	29	117	
2-79	Great Park Corridor	9060 EDISON AVE	91762	21818112		MDR	SP-AG-AH	20	30	159.3	Agriculture	Yes	NO	Available		79	40	40	159	
2-80	Great Park Corridor	7330 EDISON AVE	91710	105320101		MDR	SP-AG-AH	20	30	515.0	Agriculture	Yes	NO	Available		239	138	138	515	
2-81	Great Park Corridor	7244 EDISON AVE	91761	105328101		MU-GP	SP-AG-AH	20	65	205.0	Agriculture	Yes	NO	Available		103	51	51	205	
2-82	Great Park Corridor	7218 EDISON AVE	91761	105328102		MU-GP	SP-AG-AH	20	65	50.4	Open storage	Yes	NO	Available		25	13	13	50	
2-83	Great Park Corridor	NWC EDISON AVE & EUCLID AVE	91762	105328103		MU-GP	SP-AG-AH	20	65	66.8	√acant w/concrete pad &fence	Yes	NO	Available		33	17	17	67	
2-84	Great Park Corridor	N OF NWC EDISON AVE & EUCLID AVE	91762	105328108		MU-GP	SP-AG-AH	20	65	128.0	Agriculture	Yes	NO	Available		64	32	32	128	
2-85	Great Park Corridor	NWC EDISON AVE & BON VIEW AVE	91762	105330101		MDR	SP-AG-AH	20	30	173.0	Agriculture	Yes	NO	Available		87	43	43	173	
2-86	Great Park Corridor	NWC EDISON AVE & CAMPUS AVE	91761	105330102		MDR	SP-AG-AH	20	30	177.0	Agriculture	Yes	NO	Available		88	44	44	177	
2-87	Great Park Corridor	NWC EDISON AVE & CUCAMONGA AVE	91761	105331101		MDR	SP-AG-AH	20	30	171.3	Agriculture	Yes	NO	Available		86	43	43	171	
2-88	Great Park Corridor	13905 BON VIEW AVE	91710	105331102		MDR	SP-AG-AH	20	30	171.2	Agriculture	Yes	NO	Available		86	43	43	171	
2-89	Great Park Corridor	14050 GROVE AVE	91761	105332101		MU-GP	SP-AG-AH	20	65	174.7	Open storage	Yes	NO	Available		87	44	44	175	
2-90	Great Park Corridor	7914 EDISON AVE	91761	105332102		MDR	SP-AG-AH	20	30	95.8	Agriculture	Yes	NO	Available		48	24	24	96	
2-91	Great Park Corridor	N OF NEC EDISON AVE & CUCAMONGAAVE	91761	105332103		MDR	SP-AG-AH	20	30	73.5	Agriculture	Yes	NO	Available		37	18	18	74	
2-92	Great Park Corridor	SEC EDISON AVE & CUCAMONGA AVE	91761	105333101		MDR	SP-AG-AH	20	30	167.8	Agriculture	Yes	NO	Available		84	42	42	168	
2-93	Great Park Corridor	E OF NEC EDISON AVE & CUCAMONGAAVE	91761	105333103		MDR	SP-AG-AH	20	30	25.0	Agriculture	Yes	NO	Available		12	6	6	25	
2-94	Great Park Corridor	8061 EDISON AVE	91710	105333104		MU-GP	SP-AG-AH	20	65	207.8	Agriculture	Yes	NO	Available		104	52	52	208	
2-95	Great Park Corridor	S OF SEC EDISON AVE & CUCAMONGAAVE	91761	105334101		MDR	SP-AG-AH	20	30	73.6	Agriculture	Yes	NO	Available		37	18	18	74	
2-96	Great Park Corridor	S OF SWC EDISON AVE & GROVE AVE	91761	105334102		MU-GP	SP-AG-AH	20	65	137.7	Agriculture	Yes	NO	Available		69	34	34	138	
2-97	Great Park Corridor	14213 BON VIEW AVE	91761	105335101		MDR	SP-AG-AH	20	30	63.3	Agriculture	Yes	NO	Available		31	16	16	63	
2-98	Great Park Corridor	S OF SWC EDISON AVE & CUCAMONGAAVE	91761	105335102		MDR	SP-AG-AH	20	30	67.5	Agriculture	Yes	NO	Available		34	17	17	67	
2-99	Great Park Corridor	7721 EDISON AVE	91761	105336101		MDR	SP-AG-AH	20	30	197.5	Agriculture	Yes	NO	Available		98	50	50	197	
2-100	Great Park Corridor	SWC EDISON AVE & CUCAMONGA AVE	91761	105336102		MDR	SP-AG-AH	20	30	196.9	Agriculture	Yes	NO	Available		98	49	49	197	
2-101	Great Park Corridor	7587 EDISON AVE	91710	105337101		MDR	SP-AG-AH	20	30	517.3	Agriculture	Yes	NO	Available		258	130	130	517	
2-102	Great Park Corridor	7325 EDISON AVE	91761	105339101		MU-GP	SP-AG-AH	20	65	892.0	Agriculture	Yes	NO	Available		446	223	223	892	
2-103	Great Park Corridor	7225 EDISON AVE	91761	105341101		MU-GP	SP-AG-AH	20	65	449.5	Agriculture	Yes	NO	Available		225	112	112	450	
2-104	Great Park Corridor	14251 EUCLID AVE	91761	105342101		MU-GP	SP-AG-AH	20	65	158.0	Agriculture	Yes	NO	Available		79	39	39	158	
2-105	Great Park Corridor	14211 S EUCLID 0	91761	105342102		MU-GP	SP-AG-AH	20	65	132.8	Open storage	Yes	NO	Available		66	33	33	133	
2-106	Great Park Corridor	14187 EUCLID AVE	91761	105342104		MU-GP	SP-AG-AH	20	65	139.9	Agriculture	Yes	NO	Available		70	35	35	140	
2-107	Great Park Corridor	S OF SEC EDISON AVE & EUCLID AVE	91761	105342107		MU-GP	SP-AG-AH	20	65	14.8	Open storage	Yes	NO	Available		7	4	4	15	
2-108	Great Park Corridor	14107 EUCLID AVE	91761	105342108		MU-GP	SP-AG-AH	20	65	29.0	Truck rental /open storage	Yes	NO	Available		14	7	7	29	
2-109	Great Park Corridor	7145 EDISON AVE	91761	105342109		MU-GP	SP-AG-AH	20	65	86.7	Open storage	Yes	NO	Available		43	22	22	87	
2-110	Great Park Corridor	14393 S EUCLID AVE	91761	105351101		MU-GP	SP-AG-AH	20	65	145.0	Truck wash	Yes	NO	Available		73	36	36	145	
2-111	Great Park Corridor	N OF NEC EUCALYPTUS AVE & EDISONAVE	91762	105351105		MU-GP	SP-AG-AH	20	65	143.2	Agriculture	Yes	NO	Available		72	36	36	143	
2-112	Great Park Corridor	N OF NWC EUCALYPTUS AVE &SULTANA AVE	91762	105351106		MU-GP	SP-AG-AH	20	65	232.5	Agriculture	Yes	NO	Available		116	58	58	233	
2-113	Great Park Corridor	14389 SULTANA AVE	91710	105352101		MU-GP	SP-AG-AH	20	65	231.5	Agriculture	Yes	NO	Available		115	58	58	232	
2-114	Great Park Corridor	N OF NWC EUCALYPTUS AVE &CAMPUS AVE	91762	105352102		MU-GP	SP-AG-AH	20	65	229.4	Agriculture	Yes	NO	Available		115	57	57	229	
2-115	Great Park Corridor	N OF NEC EUCALYPTUS AVE & CAMPUSAVE	91762	105353101		MDR	SP-AG-AH	20	30	66.3	Agriculture	Yes	NO	Available		33	17	17	66	
2-116	Great Park Corridor	14366 BON VIEW AVE	91710	105353104		MDR	SP-AG-AH	20	30	63.5	Agriculture	Yes	NO	Available		32	16	16	64	
2-117	Great Park Corridor	14450 BON VIEW AVE	91710	105354101		MDR	SP-AG-AH	20	30	121.3	Agriculture	Yes	NO	Available		61	30	30	121	
2-118	Great Park Corridor	14400 S GROVE AVE	91762	105355101		MU-BC	SP-AG-AH	25	45	373.4	Agriculture	Yes	NO	Available		187	93	93	373	
2-119	Great Park Corridor	14451 BON VIEW AVE	91761	105357101		MDR	SP-AG-AH	20	30	199.1	Agriculture	Yes	NO	Available		99	50	50	199	
2-120	Great Park Corridor	NEC EUCALYPTUS AVE & BON VIEWAVE	91710	105357102		MDR	SP-AG-AH	20	30	200.1	Agriculture	Yes	NO	Available		100	50	50	200	
2-121	Great Park Corridor	7556 EUCALYPTUS AVE	91710	105358103		MDR	SP-AG-AH	20	30	201.0	Agriculture	Yes	NO	Available		100	50	50	201	
2-122	Great Park Corridor	14330 BON VIEW 0	91761	105358104		MDR	SP-AG-AH	20	30	197.6	Agriculture	Yes	NO	Available		98	50	50	198	
2-123	Great Park Corridor	7511 EUCALYPTUS AVE	91762	105359101		MU-GP	SP-AG-AH	20	65	222.6	Agriculture	Yes	NO	Available		110	56	56	223	
2-124	Great Park Corridor	7388 EUCALYPTUS AVE	91710	105359102		MU-GP	SP-AG-AH	20	65	219.9	Agriculture	Yes	NO	Available		109	55	55	220	
2-125	Great Park Corridor	7280 EUCALYPTUS 0	91761	105360101		MU-GP	SP-AG-AH	20	65	221.0	Agriculture	Yes	NO	Available		111	55	55	221	
2-126	Great Park Corridor	NEC EUCALYPTUS AVE & EDISON AVE	91761	105360102		MU-GP	SP-AG-AH	20	65	136.8	Agriculture	Yes	NO	Available		68	34	34	137	
2-127	Great Park Corridor	14437 EUCLID AVE	91761	105360103		MU-GP	SP-AG-AH	20	65	69.2	Agriculture	Yes	NO	Available		35	17	17	69	
2-128	Great Park Corridor	14411 EUCLID AVE	91761	105360104		MU-GP	SP-AG-AH	20	65	81.6	Truck wash	Yes	NO	Available		41	20	20	82	
2-129	Great Park Corridor	14350 WALKER AVE	91761	21632210a		MDR	SP-AG-AH	20	30	258.6	Agriculture	Yes	NO	Available		129	65	65	259	
)	Great Park Corridor	14350 WALKER AVE	91761	21632210b		MU-BC	SP-AG-AH	25	45	165.3	Agriculture	Yes	NO	Available		83	41	41	165	
	Grove Corridor	8146 CHINO AVE	91710	21617101		MU-GR	SP-AG-AH	20	65	205.7	Agriculture	Yes	NO	Available		51	0	155	206	

Map ID	Opp Area	Site Address/Intersection	Zip Code	APN	Consolidated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/ Last 2 Cycle(s)	Lower	Mod	Above Mod	Total Units	Notes
2-132	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617102		MDR	SP-AG-AH	20	30	104.7	Agriculture	Yes	NO	Available		26	0	79	105	
2-133	Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	91761	21617103		MDR	SP-AG-AH	20	30	209.3	Agriculture	Yes	NO	Available		52	0	157	209	
2-134	Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	91761	21617105		MDR	SP-AG-AH	20	30	201.9	Agriculture	Yes	NO	Available		50	0	151	202	
2-135	Grove Corridor	0 COMET AVE	91761	21617106		MDR	SP-AG-AH	20	30	211.7	Agriculture	Yes	NO	Available		53	0	159	212	
2-136	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617111		MDR	SP-AG-AH	20	30	104.8	Agriculture	Yes	NO	Available		26	0	79	105	
2-137	Grove Corridor	13605 GROVE AVE	91761	21621101		MDR	SP-AG-AH	20	30	195.2	Open storage	Yes	NO	Available		48	0	147	195	
2-138	Grove Corridor	13403 GROVE AVE	91761	21621104		MDR	SP-AG-AH	20	30	209.0	Agriculture	Yes	NO	Available		52	0	157	209	
2-139	Grove Corridor	8113 CHINO AVE	91761	21621105		MU-GR	SP-AG-AH	20	65	203.9	Agriculture	Yes	NO	Available		51	0	153	204	
2-140	Grove Corridor	13519 S GROVE AVE	91761	21621124		MDR	SP-AG-AH	20	30	149.0	Open storage	Yes	NO	Available		37	0	112	149	
2-141	Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	91761	21631103		MDR	SP-AG-AH	20	30	190.0	Agriculture	Yes	NO	Available		76	0	114	190	
2-142	Grove Corridor	13817 GROVE AVE	91761	21631104		MDR	SP-AG-AH	20	30	209.5	Agriculture	Yes	NO	Available		84	0	126	209	
2-143	Grove Corridor	13715 GROVE AVE	91761	21631105		MDR	SP-AG-AH	20	30	199.3	Agriculture	Yes	NO	Available		80	0	120	199	
2-144	Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	91761	105217102		MDR	SP-AG-AH	20	30	209.1	Agriculture	Yes	NO	Available		52	0	157	209	
2-145	Grove Corridor	8074 CHINO AVE	91761	105218101		MU-GR	SP-AG-AH	20	65	202.4	Agriculture	Yes	NO	Available		50	0	153	202	
2-146	Grove Corridor	8089 CHINO AVE	91761	105246103		MU-GR	SP-AG-AH	20	65	203.5	Agriculture	Yes	NO	Available		50	0	153	204	
2-147	Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	91761	105247102		MDR	SP-AG-AH	20	30	209.2	Vacant	Yes	NO	Available		52	0	157	209	
2-148	Grove Corridor	13524 S GROVE AVE	91762	105248102		MDR	SP-AG-AH	20	30	152.6	Agriculture &open storage	Yes	NO	Available		38	0	114	153	
2-149	Grove Corridor	13608 GROVE AVE	91762	105249105		MDR	SP-AG-AH	20	30	96.4	Open storage	Yes	NO	Available		23	0	73	96	
2-150	Grove Corridor	8010 SCHAEFER AVE	91761	105249106		MDR	SP-AG-AH	20	30	92.4	Open storage	Yes	NO	Available		22	0	70	92	
2-151	Grove Corridor	8025 E SCHAEFER AVE	91710	105315104		MDR	SP-AG-AH	20	30	101.8	Open storage	Yes	NO	Available		41	0	61	102	
2-152	Grove Corridor	8087 E SCHAEFER AVE	91710	105315105		MDR	SP-AG-AH	20	30	86.3	Open storage	Yes	NO	Available		35	0	52	86	
2-153	Grove Corridor	13814 GROVE AVE	91710	105316102		MDR	SP-AG-AH	20	30	209.0	Building supply	Yes	NO	Available		84	0	125	209	
2-154	Grove Corridor	13908 GROVE AVE	91710	105317103		MDR	SP-AG-AH	20	30	94.1	Open storage	Yes	NO	Available		38	0	56	94	
2-155	Grove Corridor	13960 GROVE AVE	91762	105317105		MDR	SP-AG-AH	20	30	79.5	Agriculture	Yes	NO	Available		32	0	48	79	
2-156	Euclid Corridor	7247 RIVERSIDE DR	91761	105207105		MDR	SP-AG-AH	20	30	39.8	Agriculture	Yes	NO	Available		8	0	31	40	
2-157	Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207107		MU-ER	SP-AG-AH	20	75	393.3	Agriculture	Yes	NO	Available		98	0	295	393	
2-158	Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207108		MDR	SP-AG-AH	20	30	161.1	Agriculture	Yes	NO	Available		40	0	121	161	
2-159	Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207109		MDR	SP-AG-AH	20	30	101.4	Agriculture	Yes	NO	Available		25	0	76	101	
2-160	Euclid Corridor	7297 RIVERSIDE DR	91761	105207110		MDR	SP-AG-AH	20	30	48.6	Agriculture	Yes	NO	Available		11	0	38	49	
2-161	Euclid Corridor	S OF SWC RIVERSIDE DR & SULTANAAVE	91761	105208104		MDR	SP-AG-AH	20	30	209.0	Agriculture	Yes	NO	Available		52	0	157	209	
2-162	Euclid Corridor	7325 RIVERSIDE DR	91761	105210101		MDR	SP-AG-AH	20	30	188.8	Parking, vacant field w/ unused ag bldg.	Yes	NO	Available		43	0	145	189	
2-163	Euclid Corridor	7192 CHINO AVE	91762	105226101		MDR	SP-AG-AH	20	30	111.6	Agriculture	Yes	NO	Available		28	0	84	112	
2-164	Euclid Corridor	N OF NEC CHINO AVE & EUCLID AVE	91762	105226102		MDR	SP-AG-AH	20	30	128.4	Agriculture	Yes	NO	Available		32	0	96	128	
2-165	Euclid Corridor	13165 EUCLID AVE	91762	105226106		MDR	SP-AG-AH	20	30	256.2	Agriculture	Yes	NO	Available		64	0	192	256	
2-166	Euclid Corridor	13647 EUCLID AVE	91762	105238101		MDR	SP-AG-AH	20	30	344.4	Agriculture	Yes	NO	Available		86	0	258	344	
2-167	Euclid Corridor	N OF NEC SCHAEFER	91762	105238102		MDR	SP-AG-AH	20	30	20.4	Agriculture	Yes	NO	Available		4	0	16	20	
2-168	Euclid Corridor	13583 EUCLID AVE	91762	105238104		MDR	SP-AG-AH	20	30	87.5	Vacant	Yes	NO	Available		22	0	66	87	
2-169	Euclid Corridor	13573 EUCLID AVE	91762	105238105		MDR	SP-AG-AH	20	30	14.1	Agriculture	Yes	NO	Available		4	0	11	14	
2-170	Euclid Corridor	13555 EUCLID AVE	91762	105238106		MDR	SP-AG-AH	20	30	14.6	Agriculture	Yes	NO	Available		3	0	12	15	
2-171	Euclid Corridor	13545 EUCLID AVE	91762	105238108		MDR	SP-AG-AH	20	30	17.9	Building supply	Yes	NO	Available		4	0	13	18	
2-172	Euclid Corridor	7220 CHINO AVE	91761	105238110		MDR	SP-AG-AH	20	30	324.8	Agriculture	Yes	NO	Available		81	0	244	325	
2-173	Euclid Corridor	N OF NWC SCHAEFER	91762	105238111		MDR	SP-AG-AH	20	30	139.5	Vacant	Yes	NO	Available		35	0	105	140	
2-174	Euclid Corridor	N OF NWC SCHAEFER	91762	105238112		MDR	SP-AG-AH	20	30	62.0	Agriculture	Yes	NO	Available		16	0	47	62	
2-175	Euclid Corridor	13525 S EUCLID AVE	91762	105238113		MDR	SP-AG-AH	20	30	29.8	Veterinarian	Yes	NO	Available		7	0	22	30	
2-176	Euclid Corridor	7110 CHINO AVE	91762	105238114		MDR	SP-AG-AH	20	30	247.0	Agriculture	Yes	NO	Available		61	0	186	247	
2-177	Euclid Corridor	13529 EUCLID AVE	91762	105238116		MDR	SP-AG-AH	20	30	19.9	Auto rentals	Yes	NO	Available		5	0	15	20	

Map ID	Opportunity Area	Site Address/Intersection	5 Digit	APN	Very Low	Low	Moderate	Above Moderate	Parcel Size	Current GP	Current Zone	Proposed	Proposed Zoning	Density	Density4	Total	Vacant/	Description of	Notes
~~2-1~~	~~Downtown~~	~~111 N MIRAMONTE AVE~~	~~91764~~	~~104852414~~	~~1~~	~~1~~	~~1~~	~~0~~	~~0.1~~	~~NC~~	~~CN~~	~~MU-DT~~	~~MU-1~~		~~25~~	~~75~~	~~2.7~~	~~Nonvacant~~	~~Auto sales~~	~~Note 1: Site A~~
~~2-2~~	~~Downtown~~	~~617 E HOLT BLVD~~	~~91764~~	~~104852415~~	~~1~~	~~1~~	~~1~~	~~0~~	~~0.1~~	~~NC~~	~~CN~~	~~MU-DT~~	~~MU-1~~		~~25~~	~~75~~	~~2.8~~	~~Nonvacant~~	~~Auto sales~~	~~Note 1: Site A~~
~~2-3~~	~~Downtown~~	~~609 E HOLT BLVD~~	~~91764~~	~~104852416~~	~~2~~	~~1~~	~~3~~	~~0~~	~~0.3~~	~~NC~~	~~CN~~	~~MU-DT~~	~~MU-1~~		~~25~~	~~75~~	~~5.5~~	~~Nonvacant~~	~~Auto sales~~	~~Note 1: Site A~~
~~2-4~~	~~West Holt~~	~~828 W HOLT BLVD~~	~~91761~~	~~101049102~~	~~4~~	~~2~~	~~7~~	~~0~~	~~0.5~~	~~MDR~~	~~MDR-25~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~13.3~~	~~Nonvacant~~	~~Auto sales~~	
~~2-5~~	~~West Holt~~	~~830 W HOLT BLVD~~	~~91761~~	~~101049103~~	~~10~~	~~6~~	~~16~~	~~0~~	~~1.3~~	~~MDR~~	~~MDR-25~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~32.3~~	~~Nonvacant~~	~~Auto sales~~	
~~2-6~~	~~West Holt~~	~~802 W HOLT BLVD~~	~~91761~~	~~101049116~~	~~3~~	~~2~~	~~5~~	~~0~~	~~0.4~~	~~MDR~~	~~MDR-25~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~10.8~~	~~Nonvacant~~	~~Automotive~~	
~~2-7~~	~~West Holt - R~~	~~1050 W HOLT BLVD~~	~~91762~~	~~101050208~~	~~8~~	~~5~~	~~13~~	~~0~~	~~1.2~~	~~GC~~	~~CC~~	~~MU-HW~~	~~MU-2-AH~~		~~20~~	~~40~~	~~26.5~~	~~Nonvacant~~	~~Auto sales~~	~~Note 1: Site B~~
~~2-8~~	~~West Holt - R~~	~~1050 W HOLT BLVD~~	~~91762~~	~~101050209~~	~~2~~	~~1~~	~~3~~	~~0~~	~~0.3~~	~~GC~~	~~CC~~	~~MU-HW~~	~~MU-2-AH~~		~~20~~	~~40~~	~~6.2~~	~~Nonvacant~~	~~Auto sales~~	~~Note 1: Site B~~
~~2-9~~	~~West Holt~~	~~724 W HOLT BLVD~~	~~91762~~	~~104860414~~	~~4~~	~~2~~	~~6~~	~~0~~	~~0.5~~	~~MDR~~	~~MDR-25~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~12.9~~	~~Nonvacant~~	~~Independent Restaurant~~	
~~2-10~~	~~West Holt~~	~~740 W HOLT AVE~~	~~91762~~	~~104860415~~	~~10~~	~~6~~	~~16~~	~~0~~	~~1.3~~	~~MDR~~	~~MDR-25~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~31.6~~	~~Nonvacant~~	~~Auto sales~~	
~~2-11~~	~~East Holt~~	~~NWC HOLT BLVD & IMPERIAL AVE~~	~~91761~~	~~11007102~~	~~15~~	~~9~~	~~23~~	~~0~~	~~2.1~~	~~BP~~	~~BP~~	~~MU-HE~~	~~MU-2-AH~~		~~20~~	~~40~~	~~46.7~~	~~Vacant~~	~~Vacant~~	
~~2-12~~	~~East Holt~~	~~1381 E HOLT BLVD~~	~~91764~~	~~11007106~~	~~13~~	~~8~~	~~21~~	~~0~~	~~1.8~~	~~BP~~	~~BP~~	~~MU-HE~~	~~MU-2-AH~~		~~20~~	~~40~~	~~41.1~~	~~Vacant~~	~~Vacant~~	
~~2-13~~	~~East Holt~~	~~1387 E HOLT BLVD~~	~~91764~~	~~11007107~~	~~4~~	~~2~~	~~6~~	~~0~~	~~0.6~~	~~BP~~	~~BP~~	~~MU-HE~~	~~MU-2-AH~~		~~20~~	~~40~~	~~12.5~~	~~Vacant~~	~~Vacant~~	
~~2-14~~	~~East Holt~~	~~1405 E HOLT BLVD~~	~~91764~~	~~11007210~~	~~10~~	~~6~~	~~17~~	~~0~~	~~1.5~~	~~BP~~	~~BP~~	~~MU-HE~~	~~MU-2-AH~~		~~20~~	~~40~~	~~33.3~~	~~Vacant~~	~~Vacant~~	
~~2-15~~	~~Old CardenasMarket~~	~~N OF NEC MAPLE ST & EUCLID AVE~~	~~91762~~	~~105027201~~	~~5~~	~~3~~	~~8~~	~~0~~	~~0.6~~	~~NC~~	~~CN~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~15.8~~	~~Vacant~~	~~Vacant~~	
~~2-16~~	~~Old CardenasMarket~~	~~1652 EUCLID AVE~~	~~91761~~	~~105027220~~	~~5~~	~~3~~	~~8~~	~~0~~	~~0.6~~	~~NC~~	~~CN~~	~~HDR~~	~~HDR-45~~		~~25~~	~~45~~	~~15.8~~	~~Vacant~~	~~Vacant~~	
~~2-17~~	~~Old CardenasMarket~~	~~1714 S EUCLID AVE~~	~~91762~~	~~105028401~~	~~11~~	~~6~~	~~17~~	~~0~~	~~2.2~~	~~NC~~	~~CN~~	~~MU-EF~~	~~MU*~~		~~20~~	~~30~~	~~33.5~~	~~Nonvacant~~	~~Vacant Grocery~~	
2-18	Ontario Mills Specific Plan	1050 N ONTARIO MILLS DR	91764	23801402	6	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	20.5	Nonvacant	Automotive	small outparcel: Car Wash
2-19	Ontario Mills Specific Plan	990 N ONTARIO MILLS DR	91764	23801403	9	5	7	7	1.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	28.9	Nonvacant	Restaurant	small outparcel: Jamba Juice, Mantra Indian
2-20	Ontario Mills Specific Plan	960 N ONTARIO MILLS DR	91764	23801404	6	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	20.5	Nonvacant	Restaurant	small outparcel: Starbucks, Noodle World Jr, Donut Shop
2-21	Ontario Mills Specific Plan	4900 E FOURTH ST	91764	23801405	94	55	74	74	18.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	297.9	Nonvacant	Movie theater	large outparcel: Regal Edwards
2-22	Ontario Mills Specific Plan	980 N ONTARIO MILLS DR	91764	23801406	6	4	5	5	1.2	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	19.9	Nonvacant	Restaurant	small outparcel: Rubio's, Fishbone, Corner Deli
2-23	Ontario Mills Specific Plan	880 N ROCHESTER AVE	91764	23801407	7	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	20.7	Nonvacant	Retail	small outparcel: Car stereo store
2-24	Ontario Mills Specific Plan	4421 ONTARIO MILLS PKWY	91764	23801410	17	10	13	13	3.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	53.3	Nonvacant	Retail	small outparcel: The Love Store (adult entertainment)
2-25	Ontario Mills Specific Plan	950 N ONTARIO MILLS DR	91764	23801418	7	4	5	5	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	21.9	Nonvacant	Restaurant	small outparcel: Heroes Restaurant and Brewhouse
2-26	Ontario Mills Specific Plan	4549 MILLS CIR	91764	23801419	74	43	59	59	14.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	234.7	Nonvacant	Movie theater & mall parking lot	AMC Ontario Mills 30
2-27	Ontario Mills Specific Plan	4364 E MILLS CIR	91764	23801420	4	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	13.0	Nonvacant	Retail	small outparcel: La-Z Boy
2-28	Ontario Mills Specific Plan	4340 MILLS CIRCLE DR	91764	23801423	3	2	3	3	0.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	10.4	Nonvacant	Restaurant	small outparcel: Del Taco
2-29	Ontario Mills Specific Plan	4453 MILLS CIRCLE CIR	91764	23801428	4	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	13.4	Nonvacant	Restaurant	small outparcel: Carls Jr
2-30	Ontario Mills Specific Plan	4485 MILLS CIRCLE DR	91764	23801429	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	23.0	Nonvacant	Restaurant	small outparcel: Krispy Kreme
2-31	Ontario Mills Specific Plan	4551 EAST MILLS CIRCLE 0	91764	23801430	10	6	8	8	1.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	30.7	Nonvacant	Restaurant	small outparcel: Chevy's (vacant?)
2-32	Ontario Mills Specific Plan	4567 MILLS CIR	91764	23801431	3	2	2	2	0.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	9.6	Nonvacant	Automotive	small outparcel: Jiffy Lube
2-33	Ontario Mills Specific Plan	4583 MILLS CIR	91764	23801432	4	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	12.6	Nonvacant	Automotive	small outparcel: Tire sales
2-34	Ontario Mills Specific Plan	4605 MILLS CIR	91764	23801433	4	2	3	3	0.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	11.9	Nonvacant	Restaurant	small outparcel: Wienerschnitzel
2-35	Ontario Mills Specific Plan	4649 ONTARIO MILLS DR	91764	23801434	5	3	4	4	0.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	14.3	Nonvacant	Restaurant	small outparcel: Burger King
2-36	Ontario Mills Specific Plan	1 E MILLS CIR	91764	23801436	486	285	385	385	96.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	1,541.4	Nonvacant	Ontario Mills Mall & parking lot	Mall
2-37	Ontario Mills Specific Plan	4534 MILLS CIR	91764	23801437	6	4	5	5	1.2	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	19.3	Nonvacant	Ontario Mills Mall & parking lot	The Children's Place
2-38	Ontario Mills Specific Plan	4449 MILLS CIR	91764	23801438	7	4	5	5	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	21.9	Nonvacant	Ontario Mills Mall & parking lot	Sketchers Factory Outlet
2-39	Ontario Mills Specific Plan	1 MILLS CIR	91764	23801439	6	3	5	5	1.1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	18.4	Nonvacant	Ontario Mills Mall & parking lot	Mall
2-40	Ontario Mills Specific Plan	4380 MILLS CIR	91764	23801440	9	5	7	7	1.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	27.7	Nonvacant	Ontario Mills Mall & parking lot	Off Broadway Shoe Warehouse
2-41	Ontario Mills Specific Plan	4380 MILLS CIR	91764	23801441	2	1	1	1	0.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	4.9	Nonvacant	Ontario Mills Mall & parking lot	Off Broadway Shoe Warehouse
2-42	Ontario Mills Specific Plan	4423 EAST MILLS CIRCLE 0	91764	23801445	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	22.0	Nonvacant	Restaurant	small outparcel: Culichi Town Mexican Restaurant
2-43	Ontario Mills Specific Plan	4320 MILLS CIR	91764	23801446	15	9	12	12	2.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	47.0	Nonvacant	Retail	Insurance Svcs, Savage Café,
2-44	Ontario Mills Specific Plan	4403 E MILLS CIR	91764	23801454	12	7	10	10	2.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	39.1	Nonvacant	Restaurant	small outparcel: Olive Garden
2-45	Ontario Mills Specific Plan	4413 E MILLS CIR	91764	23801455	12	7	10	10	2.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	38.4	Nonvacant	Restaurant	small outparcel: Red Lobster
2-46	Ontario Mills Specific Plan	4351 ONTARIO MILLS PKWY	91761	23804113	5	3	4	4	1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	16.1	Nonvacant	Restaurant	small outparcel: Jack in the Box
2-47	Ontario Mills Specific Plan	4371 ONTARIO MILLS PKWY	91761	23804127	5	3	4	4	1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	16.4	Nonvacant	Restaurant	small outparcel: Taco Bell
2-48	Ontario Mills Specific Plan	4400 ONTARIO MILLS PKWY	91761	23804129	13	8	10	10	2.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	41.1	Nonvacant	Retail	large outparcel: Performance Bicylce, David's Bridal
2-49	Ontario Mills Specific Plan	4440 ONTARIO MILLS PKWY	91761	23804130	78	46	62	62	15.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	246.2	Nonvacant	Retail	Scandinavian Furniture Outlet
2-50	Ontario Mills Specific Plan	ONTARIO MILLS PKWY & INLANDEMPIRE BLVD (T-	91764	23804132	23	13	18	18	4.5	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	72.5	Nonvacant	Retail	large outparcel: Big Box Parking Lot
2-51	Ontario Mills Specific Plan	4750 MILLS CIR	91764	23826101	24	14	19	19	4.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	76.0	Nonvacant	Ontario Mills Mall & parking lot	Nordstrom Rack
2-52	Ontario Mills Specific Plan	4449 MILLS CIR	91764	23826102	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)		25	85	22.7	Nonvacant	Ontario Mills Mall & parking lot	Sketchers Factory Outlet
~~2-53~~	~~Great Park Corridor~~	~~E OF NEC EDISON AVE & GROVE AVE~~	~~91710~~	~~21631101~~	~~29~~	~~17~~	~~23~~	~~23~~	~~3.7~~	~~GC~~	~~SP-AG~~	~~MU-GP~~	~~SP-AG-AH~~		~~20~~	~~65~~	~~90.5~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~2-54~~	~~Great Park Corridor~~	~~14049 GROVE AVE~~	~~91761~~	~~21631102~~	~~29~~	~~17~~	~~23~~	~~23~~	~~3.7~~	~~GC~~	~~SP-AG~~	~~MU-GP~~	~~SP-AG-AH~~		~~20~~	~~65~~	~~91.1~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~2-55~~	~~Great Park Corridor~~	~~8270 EDISON AVE~~	~~91762~~	~~21631109~~	~~50~~	~~29~~	~~40~~	~~40~~	~~7.3~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~		~~20~~	~~30~~	~~159.3~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~2-56~~	~~Great Park Corridor~~	~~NWC EDISON AVE & WALKER AVE~~	~~91762~~	~~21631208~~	~~49~~	~~29~~	~~39~~	~~39~~	~~7.1~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~		~~20~~	~~30~~	~~155.7~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~Great Park Corridor~~		~~8314 EDISON AVE~~	~~91761~~	~~21631209~~	~~23~~	~~13~~	~~19~~	~~19~~	~~3.4~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~		~~20~~	~~30~~	~~73.9~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~Great Park Corridor~~		~~8354 EDISON AVE~~	~~91761~~	~~21631210~~	~~26~~	~~15~~	~~21~~	~~21~~	~~3.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~		~~20~~	~~30~~	~~82.9~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~

Map ID	Opportunity Area	Site Address/Intersection	5 Digit	APN	Very Low	Low	Moderate	Above Moderate	Parcel Size	Current GP	Current Zone	Proposed	Proposed Zoning	Density	Density4	Total	Vacant/	Description of	Notes
2-59	Great Park Corridor	NEC EDISON AVE & WALKER AVE	91761	21631301	48	28	38	38	7	MDR	SP-AG	MDR	SP-AG-AH		20	30	153.1	Vacant	Vacant	Note 2
2-60	Great Park Corridor	NWC EDISON AVE & BAKER AVE	91762	21631309	48	28	38	38	6.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	152.6	Nonvacant	Agriculture	Note 2
2-61	Great Park Corridor	NEC EDISON AVE & BAKER AVE	91762	21631401	47	28	37	37	6.8	MDR	SP-AG	MDR	SP-AG-AH		20	30	150.0	Nonvacant	Agriculture	Note 2
2-62	Great Park Corridor	N OF NWC EDISON AVE & VINEYARDAVE	91762	21631408	7	4	6	6	1.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	23.2	Nonvacant	Agriculture	Note 2
2-63	Great Park Corridor	NWC EDISON AVE & VINEYARD AVE	91762	21631409	63	37	50	50	9	MDR	SP-AG	MDR	SP-AG-AH		20	30	198.8	Nonvacant	Agriculture	
2-64	Great Park Corridor	14474 GROVE AVE	91762	21632101	38	22	31	31	8.8	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	121.9	Nonvacant	Agriculture	
2-65	Great Park Corridor	14361 GROVE AVE	91762	21632102	32	19	26	26	7.5	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	103.5	Nonvacant	Agriculture	Note 2
2-66	Great Park Corridor	8185 EDISON AVE	91762	21632103	120	70	96	96	15.7	GC	SP-AG	MU-GP	SP-AG-AH		20	65	381.9	Nonvacant	Agriculture	Note 2
2-67	Great Park Corridor	N OF NWC EUCALYPTUS AVE & PARCOAVE	91762	21632106	25	15	20	20	5.7	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	79.9	Nonvacant	Agriculture	Note 2
2-68	Great Park Corridor	NWC EUCALYPTUS AVE & PARCO AVE	91761	21632107	40	24	32	32	9.1	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	128.0	Nonvacant	Agriculture	
2-69	Great Park Corridor	8311 EDISON AVE	91762	21632108	106	62	85	85	15.5	MDR	SP-AG	MDR	SP-AG-AH		20	30	338.1	Nonvacant	Agriculture	Note 2
2-70	Great Park Corridor	NEC EUCALYPTUS AVE & PARCO AVE	91762	21632201	40	24	32	32	9.1	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	127.1	Nonvacant	Agriculture	
2-71	Great Park Corridor	N OF NEC EUCALYPTUS AVE & PARCOAVE	91762	21632202	13	8	11	11	3.1	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	42.9	Nonvacant	Agriculture	Note 2
2-72	Great Park Corridor	S OF SEC EDISON AVE & PARCO AVE	91762	21632203	20	12	16	16	2.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	63.1	Nonvacant	Agriculture	Note 2
2-73	Great Park Corridor	8335 EDISON AVE	91761	21632204	62	37	50	50	9.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	198.7	Nonvacant	Agriculture	
2-74	Great Park Corridor	S OF SEC EDISON AVE & WALKER AVE	91762	21632303	21	12	17	17	3	MDR	SP-AG	MDR	SP-AG-AH		20	30	66.7	Nonvacant	Agriculture	Note 2
2-75	Great Park Corridor	8535 EDISON 0	91710	21632304	61	36	49	49	8.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	195.2	Nonvacant	Agriculture	
2-76	Great Park Corridor	NEC EDISON AVE & VINEYARD AVE	91762	21818101	63	37	50	50	9	MDR	SP-AG	MDR	SP-AG-AH		20	30	198.6	Nonvacant	Agriculture	
2-77	Great Park Corridor	N OF NEC EDISON AVE & VINEYARDAVE	91762	21818102	28	16	22	22	4	MDR	SP-AG	MDR	SP-AG-AH		20	30	89.0	Nonvacant	Agriculture	Note 2
2-78	Great Park Corridor	9064 EDISON AVE	91762	21818111	37	22	29	29	5.3	MDR	SP-AG	MDR	SP-AG-AH		20	30	116.7	Nonvacant	Agriculture	Note 2
2-79	Great Park Corridor	9060 EDISON AVE	91762	21818112	50	29	40	40	7.3	MDR	SP-AG	MDR	SP-AG-AH		20	30	159.3	Nonvacant	Agriculture	
2-80	Great Park Corridor	7330 EDISON AVE	91710	105320101	150	88	138	138	23.5	MDR	SP-AG	MDR	SP-AG-AH		20	30	515.0	Nonvacant	Agriculture	Note 2
2-81	Great Park Corridor	7244 EDISON AVE	91761	105328101	65	38	51	51	8.4	MDR	SP-AG	MU-GP	SP-AG-AH		20	65	205.0	Nonvacant	Agriculture	Note 2
2-82	Great Park Corridor	7218 EDISON AVE	91761	105328102	16	9	13	13	2.1	OC	SP-AG	MU-GP	SP-AG-AH		20	65	50.4	Nonvacant	Open storage	
2-83	Great Park Corridor	NWC EDISON AVE & EUCLID AVE	91762	105328103	21	12	17	17	2.7	OC	SP-AG	MU-GP	SP-AG-AH		20	65	66.8	Nonvacant	Vacant w/ concrete pad & fence	
2-84	Great Park Corridor	N OF NWC EDISON AVE & EUCLID AVE	91762	105328108	40	24	32	32	5.2	OC	SP-AG	MU-GP	SP-AG-AH		20	65	128.0	Nonvacant	Agriculture	Note 2
2-85	Great Park Corridor	NWC EDISON AVE & BON VIEW AVE	91762	105330101	54	32	43	43	7.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	173.0	Nonvacant	Agriculture	Note 2
2-86	Great Park Corridor	NWC EDISON AVE & CAMPUS AVE	91761	105330102	56	33	44	44	8	MDR	SP-AG	MDR	SP-AG-AH		20	30	177.0	Nonvacant	Agriculture	Note 2
2-87	Great Park Corridor	NWC EDISON AVE & CUCAMONGA AVE	91761	105331101	54	32	43	43	7.8	MDR	SP-AG	MDR	SP-AG-AH		20	30	171.3	Nonvacant	Agriculture	Note 2
2-88	Great Park Corridor	13905 BON VIEW AVE	91710	105331102	54	32	43	43	7.8	MDR	SP-AG	MDR	SP-AG-AH		20	30	171.2	Nonvacant	Agriculture	Note 2
2-89	Great Park Corridor	14050 GROVE AVE	91761	105332101	55	32	44	44	7.1	GC	SP-AG	MU-GP	SP-AG-AH		20	65	174.7	Nonvacant	Open storage	Note 2
2-90	Great Park Corridor	7914 EDISON AVE	91761	105332102	30	18	24	24	4.4	MDR	SP-AG	MDR	SP-AG-AH		20	30	95.8	Nonvacant	Agriculture	
2-91	Great Park Corridor	N OF NEC EDISON AVE & CUCAMONGAAVE	91761	105332103	23	14	18	18	3.3	MDR	SP-AG	MDR	SP-AG-AH		20	30	73.5	Nonvacant	Agriculture	Note 2
2-92	Great Park Corridor	SEC EDISON AVE & CUCAMONGA AVE	91761	105333101	53	31	42	42	7.6	MDR	SP-AG	MDR	SP-AG-AH		20	30	167.8	Nonvacant	Agriculture	
2-93	Great Park Corridor	E OF NEC EDISON AVE & CUCAMONGAAVE	91761	105333103	8	5	6	6	1.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	25.0	Nonvacant	Agriculture	
2-94	Great Park Corridor	8061 EDISON AVE	91710	105333104	65	38	52	52	8.5	GC	SP-AG	MU-GP	SP-AG-AH		20	65	207.8	Nonvacant	Agriculture	
2-95	Great Park Corridor	S OF SEC EDISON AVE & CUCAMONGAAVE	91761	105334101	23	14	18	18	3.3	MDR	SP-AG	MDR	SP-AG-AH		20	30	73.6	Nonvacant	Agriculture	Note 2
2-96	Great Park Corridor	S OF SWC EDISON AVE & GROVE AVE	91761	105334102	43	25	34	34	5.6	GC	SP-AG	MU-GP	SP-AG-AH		20	65	137.7	Nonvacant	Agriculture	Note 2
2-97	Great Park Corridor	14213 BON VIEW AVE	91761	105335101	19	11	16	16	3	MDR	SP-AG	MDR	SP-AG-AH		20	30	63.3	Nonvacant	Agriculture	Note 2
2-98	Great Park Corridor	S OF SWC EDISON AVE & CUCAMONGAAVE	91761	105335102	21	12	17	17	3.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	67.5	Nonvacant	Agriculture	Note 2
2-99	Great Park Corridor	7721 EDISON AVE	91761	105336101	62	36	50	50	9	MDR	SP-AG	MDR	SP-AG-AH		20	30	197.5	Nonvacant	Agriculture	
2-100	Great Park Corridor	SWC EDISON AVE & CUCAMONGA AVE	91761	105336102	62	36	49	49	9	MDR	SP-AG	MDR	SP-AG-AH		20	30	196.9	Nonvacant	Agriculture	
2-101	Great Park Corridor	7587 EDISON AVE	91710	105337101	162	95	130	130	23.6	MDR	SP-AG	MDR	SP-AG-AH		20	30	517.3	Nonvacant	Agriculture	Note 2
2-102	Great Park Corridor	7325 EDISON AVE	91761	105339101	281	165	223	223	36.5	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	892.0	Nonvacant	Agriculture	
2-103	Great Park Corridor	7225 EDISON AVE	91761	105341101	142	83	112	112	18.3	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	449.5	Nonvacant	Agriculture	
2-104	Great Park Corridor	14251 EUCLID AVE	91761	105342101	50	29	39	39	6.4	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	158.0	Nonvacant	Agriculture	
2-105	Great Park Corridor	14211 S EUCLID 0	91761	105342102	42	25	33	33	5.4	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	132.8	Nonvacant	Open storage	
2-106	Great Park Corridor	14187 EUCLID AVE	91761	105342104	44	26	35	35	5.7	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	139.9	Nonvacant	Agriculture	
2-107	Great Park Corridor	S OF SEC EDISON AVE & EUCLID AVE	91761	105342107	5	3	4	4	0.6	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	14.8	Nonvacant	Open storage	
2-108	Great Park Corridor	14107 EUCLID AVE	91761	105342108	9	5	7	7	1.2	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	29.0	Nonvacant	Truck rental / open storage	
2-109	Great Park Corridor	7145 EDISON AVE	91761	105342109	27	16	22	22	3.5	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	86.7	Nonvacant	Open storage	
2-110	Great Park Corridor	14393 S EUCLID AVE	91761	105351101	46	27	36	36	5.9	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	145.0	Nonvacant	Truck wash	
2-111	Great Park Corridor	N OF NEC EUCALYPTUS AVE & EDISONAVE	91762	105351105	45	26	36	36	5.8	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	143.2	Nonvacant	Agriculture	
2-112	Great Park Corridor	N OF NWC EUCALYPTUS AVE &SULTANA AVE	91762	105351106	73	43	58	58	9.5	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	232.5	Nonvacant	Agriculture	
2-113	Great Park Corridor	14389 SULTANA AVE	91710	105352101	73	43	58	58	9.5	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	231.5	Nonvacant	Agriculture	
2-114	Great Park Corridor	N OF NWC EUCALYPTUS AVE &CAMPUS AVE	91762	105352102	72	42	57	57	9.4	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	229.4	Nonvacant	Agriculture	
2-115	Great Park Corridor	N OF NEC EUCALYPTUS AVE & CAMPUSAVE	91762	105353101	21	12	17	17	3	MDR	SP-AG	MDR	SP-AG-AH		20	30	66.3	Nonvacant	Agriculture	Note 2
2-116	Great Park Corridor	14366 BON VIEW AVE	91710	105353104	20	12	16	16	2.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	63.5	Nonvacant	Agriculture	Note 2
2-117	Great Park Corridor	14450 BON VIEW AVE	91710	105354101	38	22	30	30	5.5	MDR	SP-AG	MDR	SP-AG-AH		20	30	121.3	Nonvacant	Agriculture	Note 2
2-118	Great Park Corridor	14400 S GROVE AVE	91762	105355101	118	69	93	93	26.7	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	373.4	Nonvacant	Agriculture	Note 2
2-119	Great Park Corridor	14451 BON VIEW AVE	91761	105357101	62	37	50	50	9.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	199.1	Nonvacant	Agriculture	
2-120	Great Park Corridor	NEC EUCALYPTUS AVE & BON VIEWAVE	91710	105357102	63	37	50	50	9.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	200.1	Nonvacant	Agriculture	
2-121	Great Park Corridor	7556 EUCALYPTUS AVE	91710	105358103	63	37	50	50	9.1	MDR	SP-AG	MDR	SP-AG-AH		20	30	201.0	Nonvacant	Agriculture	
2-122	Great Park Corridor	14330 BON VIEW 0	91761	105358104	62	36	50	50	9	MDR	SP-AG	MDR	SP-AG-AH		20	30	197.6	Nonvacant	Agriculture	
2-123	Great Park Corridor	7511 EUCALYPTUS AVE	91762	105359101	69	41	56	56	9.2	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	222.6	Nonvacant	Agriculture	
2-124	Great Park Corridor	7388 EUCALYPTUS AVE	91710	105359102	69	40	55	55	9	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	219.9	Nonvacant	Agriculture	
2-125	Great Park Corridor	7280 EUCALYPTUS 0	91761	105360101	70	41	55	55	9	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	221.0	Nonvacant	Agriculture	
2-126	Great Park Corridor	NEC EUCALYPTUS AVE & EDISON AVE	91761	105360102	43	25	34	34	5.6	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	136.8	Nonvacant	Agriculture	
2-127	Great Park Corridor	14437 EUCLID AVE	91761	105360103	22	13	17	17	2.8	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	69.2	Nonvacant	Agriculture	
2-128	Great Park Corridor	14411 EUCLID AVE	91761	105360104	26	15	20	20	3.3	MU-GP	SP-AG	MU-GP	SP-AG-AH		20	65	81.6	Nonvacant	Truck wash	
2-129	Great Park Corridor	14350 WALKER AVE	91761	21632210a	81	48	65	65	11.8	MDR	SP-AG	MDR	SP-AG-AH		20	30	258.6	Nonvacant	Agriculture	Note 3
2-130	Great Park Corridor	14350 WALKER AVE	91761	21632210b	52	31	41	41	11.8	MDR	SP-AG	MU-BC	SP-AG-AH		25	45	165.3	Nonvacant	Agriculture	Note 3
2-131	Grove Corridor	8146 CHINO AVE	91710	21617101	32	19	0	155	9.1	LMDR	SP-AG	MU-GR	SP-AG-AH		20	65	205.7	Nonvacant	Agriculture	
2-132	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617102	16	10	0	79	4.8	LMDR	SP-AG	MDR	SP-AG-AH		20	30	104.7	Nonvacant	Agriculture	
2-133	Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	91761	21617103	33	19	0	157	9.5	MDR	SP-AG	MDR	SP-AG-AH		20	30	209.3	Nonvacant	Agriculture	
2-134	Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	91761	21617105	32	19	0	151	9.2	MDR	SP-AG	MDR	SP-AG-AH		20	30	201.9	Nonvacant	Agriculture	
2-135	Grove Corridor	0 COMET AVE	91761	21617106	33	20	0	159	9.6	MDR	SP-AG	MDR	SP-AG-AH		20	30	211.7	Nonvacant	Agriculture	
2-136	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617111	16	10	0	79	4.8	LMDR	SP-AG	MDR	SP-AG-AH		20	30	104.8	Nonvacant	Agriculture	
2-137	Grove Corridor	13605 GROVE AVE	91761	21621101	30	18	0	147	8.9	LMDR	SP-AG	MDR	SP-AG-AH		20	30	195.2	Nonvacant	Open storage	
2-138	Grove Corridor	13403 GROVE AVE	91761	21621104	33	19	0	157	9.5	LMDR	SP-AG	MDR	SP-AG-AH		20	30	209.0	Nonvacant	Agriculture	
2-139	Grove Corridor	8113 CHINO AVE	91761	21621105	32	19	0	153	9	LMDR	SP-AG	MU-GR	SP-AG-AH		20	65	203.9	Nonvacant	Agriculture	
2-140	Grove Corridor	13519 S GROVE AVE	91761	21621124	23	14	0	112	6.8	LMDR	SP-AG	MDR	SP-AG-AH		20	30	149.0	Nonvacant	Open storage	Note 2
2-141	Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	91761	21631103	48	28	0	114	8.6	LMDR	SP-AG	MDR	SP-AG-AH		20	30	190.0	Nonvacant	Agriculture	Note 2
2-142	Grove Corridor	13817 GROVE AVE	91761	21631104	53	31	0	126	9.5	LMDR	SP-AG	MDR	SP-AG-AH		20	30	209.5	Nonvacant	Agriculture	
2-143	Grove Corridor	13715 GROVE AVE	91761	21631105	50	29	0	120	9.1	LMDR	SP-AG	MDR	SP-AG-AH		20	30	199.3	Nonvacant	Agriculture	
2-144	Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	91761	105217102	33	19	0	157	9.5	LMDR	SP-AG	MDR	SP-AG-AH		20	30	209.1	Nonvacant	Agriculture	
2-145	Grove Corridor	8074 CHINO AVE	91761	105218101	31	18	0	153	8.9	LMDR	SP-AG	MU-GR	SP-AG-AH		20	65	202.4	Nonvacant	Agriculture	
2-146	Grove Corridor	8089 CHINO AVE	91761	105246103	32	19	0	153	9	LMDR	SP-AG	MU-GR	SP-AG-AH		20	65	203.5	Nonvacant	Agriculture	
2-147	Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	91761	105247102	33	19	0	157	9.5	LMDR	SP-AG	MDR	SP-AG-AH		20	30	209.2	Vacant	Vacant	
2-148	Grove Corridor	13524 S GROVE AVE	91762	105248102	24	14	0	114	6.9	LMDR	SP-AG	MDR	SP-AG-AH		20	30	152.6	Nonvacant	Agriculture & open storage	Note 2
2-149	Grove Corridor	13608 GROVE AVE	91762	105249105	15	9	0	73	4.4	NC	SP-AG	MDR	SP-AG-AH		20	30	96.4	Nonvacant	Open storage	Note 2
2-150	Grove Corridor	8010 SCHAEFER AVE	91761	105249106	14	8	0	70	4.2	NC	SP-AG	MDR	SP-AG-AH		20	30	92.4	Nonvacant	Open storage	Note 2
2-151	Grove Corridor	8025 E SCHAEFER AVE	91710	105315104	26	15	0	61	4.6	LMDR	SP-AG	MDR	SP-AG-AH		20	30	101.8	Nonvacant	Open storage	
2-152	Grove Corridor	8087 E SCHAEFER AVE	91710	105315105	22	13	0	52	3.9	LMDR	SP-AG	MDR	SP-AG-AH		20	30	86.3	Nonvacant	Open storage	
2-153	Grove Corridor	13814 GROVE AVE	91710	105316102	53	31	0	125	9.5	LMDR	SP-AG	MDR	SP-AG-AH		20	30	209.0	Nonvacant	Building supply	
2-154	Grove Corridor	13908 GROVE AVE	91710	105317103	24	14	0	56	4.3	LMDR	SP-AG	MDR	SP-AG-AH		20	30	94.1	Nonvacant	Open storage	
2-155	Grove Corridor	13960 GROVE AVE	91762	105317105	20	12	0	48	3.6	LMDR	SP-AG	MDR	SP-AG-AH		20	30	79.5	Nonvacant	Agriculture	Note 2
2-156	Euclid Corridor	7247 RIVERSIDE DR	91761	105207105	5	3	0	31	1.9	MDR	SP-AG	MDR	SP-AG-AH		20	30	39.8	Nonvacant	Agriculture	
2-157	Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207107	62	36	0	295	15	GC	SP-AG	MU-ER	SP-AG-AH		20	75	393.3	Nonvacant	Agriculture	
2-158	Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207108	25	15	0	121	7.3	MDR	SP-AG	MDR	SP-AG-AH		20	30	161.1	Nonvacant	Agriculture	

Map ID	Opportunity Area	Site Address/Intersection	5 Digit	APN	Very Low	Low	Moderate	Above Moderate	Parcel Size	Current GP	Current Zone	Proposed	Proposed Zoning	Density	Density4	Total	Vacant/	Description of	Notes
~~2-159~~	~~Euclid Corridor~~	~~E OF SEC RIVERSIDE DR & EUCLIDE AVE~~	~~91761~~	~~105207109~~	~~16~~	~~9~~	~~0~~	~~76~~	~~4.6~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~101.4~~	~~Nonvacant~~	~~Agriculture~~	
~~2-160~~	~~Euclid Corridor~~	~~7297 RIVERSIDE DR~~	~~91761~~	~~105207110~~	~~7~~	~~4~~	~~0~~	~~38~~	~~2.3~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~48.6~~	~~Nonvacant~~	~~Agriculture~~	
~~2-161~~	~~Euclid Corridor~~	~~S OF SWC RIVERSIDE DR & SULTANAAVE~~	~~91761~~	~~105208104~~	~~33~~	~~19~~	~~0~~	~~157~~	~~9.5~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~209.0~~	~~Nonvacant~~	~~Agriculture~~	
~~2-162~~	~~Euclid Corridor~~	~~7325 RIVERSIDE DR~~	~~91761~~	~~105210101~~	~~27~~	~~16~~	~~0~~	~~145~~	~~8.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~188.8~~	~~Nonvacant~~	~~Parking, vacant field w/ unused ag bldg~~	
~~2-163~~	~~Euclid Corridor~~	~~7192 CHINO AVE~~	~~91762~~	~~105226101~~	~~18~~	~~10~~	~~0~~	~~84~~	~~5.1~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~111.6~~	~~Nonvacant~~	~~Agriculture~~	
~~2-164~~	~~Euclid Corridor~~	~~N OF NEC CHINO AVE & EUCLID AVE~~	~~91762~~	~~105226102~~	~~20~~	~~12~~	~~0~~	~~96~~	~~5.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~128.4~~	~~Nonvacant~~	~~Agriculture~~	
~~2-165~~	~~Euclid Corridor~~	~~13165 EUCLID AVE~~	~~91762~~	~~105226106~~	~~40~~	~~24~~	~~0~~	~~192~~	~~11.6~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~256.2~~	~~Nonvacant~~	~~Agriculture~~	
~~2-166~~	~~Euclid Corridor~~	~~13647 EUCLID AVE~~	~~91762~~	~~105238101~~	~~54~~	~~32~~	~~0~~	~~258~~	~~15.7~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~344.4~~	~~Nonvacant~~	~~Agriculture~~	
~~2-167~~	~~Euclid Corridor~~	~~N OF NEC SCHAEFER~~	~~91762~~	~~105238102~~	~~3~~	~~2~~	~~0~~	~~16~~	~~1~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~20.4~~	~~Nonvacant~~	~~Agriculture~~	
~~2-168~~	~~Euclid Corridor~~	~~13583 EUCLID AVE~~	~~91762~~	~~105238104~~	~~14~~	~~8~~	~~0~~	~~66~~	~~4~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~87.5~~	~~Vacant~~	~~Vacant~~	
~~2-169~~	~~Euclid Corridor~~	~~13573 EUCLID AVE~~	~~91762~~	~~105238105~~	~~2~~	~~1~~	~~0~~	~~11~~	~~0.6~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~14.1~~	~~Nonvacant~~	~~Agriculture~~	
~~2-170~~	~~Euclid Corridor~~	~~13555 EUCLID AVE~~	~~91762~~	~~105238106~~	~~2~~	~~1~~	~~0~~	~~12~~	~~0.7~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~14.6~~	~~Nonvacant~~	~~Agriculture~~	
~~2-171~~	~~Euclid Corridor~~	~~13545 EUCLID AVE~~	~~91762~~	~~105238108~~	~~3~~	~~2~~	~~0~~	~~13~~	~~0.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~17.9~~	~~Nonvacant~~	~~Building supply~~	
~~2-172~~	~~Euclid Corridor~~	~~7220 CHINO AVE~~	~~91761~~	~~105238110~~	~~51~~	~~30~~	~~0~~	~~244~~	~~14.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~324.8~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~2-173~~	~~Euclid Corridor~~	~~N OF NWC SCHAEFER~~	~~91762~~	~~105238111~~	~~22~~	~~13~~	~~0~~	~~105~~	~~6.3~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~139.5~~	~~Vacant~~	~~Vacant~~	
~~2-174~~	~~Euclid Corridor~~	~~N OF NWC SCHAEFER~~	~~91762~~	~~105238112~~	~~10~~	~~6~~	~~0~~	~~47~~	~~2.8~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~62.0~~	~~Nonvacant~~	~~Agriculture~~	
~~2-175~~	~~Euclid Corridor~~	~~13525 S EUCLID AVE~~	~~91762~~	~~105238113~~	~~5~~	~~3~~	~~0~~	~~22~~	~~1.4~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~29.8~~	~~Nonvacant~~	~~Veterinarian~~	
~~2-176~~	~~Euclid Corridor~~	~~7110 CHINO AVE~~	~~91762~~	~~105238114~~	~~38~~	~~23~~	~~0~~	~~186~~	~~11.3~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~247.0~~	~~Nonvacant~~	~~Agriculture~~	~~Note 2~~
~~2-177~~	~~Euclid Corridor~~	~~13529 EUCLID AVE~~	~~91762~~	~~105238116~~	~~3~~	~~2~~	~~0~~	~~15~~	~~0.9~~	~~MDR~~	~~SP-AG~~	~~MDR~~	~~SP-AG-AH~~	~~20~~	~~30~~	~~19.9~~	~~Nonvacant~~	~~Auto rentals~~	
2-178	Vineyard / Armstrong Ranch Specific Plan	S OF SWC RIVERSIDE DR & VINEYARDAVE	91761	21617406	33	19	0	157	9.5	LDR	SP-AG	MDR	SP-AG-AH	20	30	209.1	Nonvacant	Agriculture	
2-179	Vineyard / Armstrong Ranch Specific Plan	N OF NWC CHINO AVE & VINEYARDAVE	91761	21617407	33	19	0	157	9.5	LDR	SP-AG	MDR	SP-AG-AH	20	30	209.2	Nonvacant	Agriculture	
2-180	Vineyard / Armstrong Ranch Specific Plan	NWC CHINO AVE & VINEYARD AVE	91761	21617408	32	19	0	151	9.1	LDR	SP-AG	MDR	SP-AG-AH	20	30	201.2	Nonvacant	Agriculture	
2-181	Vineyard / Armstrong Ranch Specific Plan	NEC CHINO AVE & VINEYARD AVE	91761	21810101	31	18	0	149	9	LDR	SP	MDR	SP- City to ammend ArmstrongRanch Specific Plan	20	30	199.0	Nonvacant	Agriculture	
2-182	Vineyard / Armstrong Ranch Specific Plan	N OF NEC CHINO AVE & VINEYARD AVE	91761	21810102	31	18	0	149	9	LDR	SP	MDR	SP- City to ammend ArmstrongRanch Specific Plan	20	30	199.0	Nonvacant	Agriculture	
2-183	Vineyard / Armstrong Ranch Specific Plan	S OF SEC RIVERSIDE DR & VINEYARDAVE	91761	21810103	31	18	0	149	9	LDR	SP	MDR	SP- City to ammend ArmstrongRanch Specific Plan	20	30	199.0	Nonvacant	Agriculture	
2-184	Vineyard / Armstrong Ranch Specific Plan	SEC RIVERSIDE DR & VINEYARD AVE	91761	21810104	31	18	0	149	9	LDR	SP	MDR	SP- City to ammend ArmstrongRanch Specific Plan	20	30	199.0	Nonvacant	Agriculture	

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Police Department Prepared By: Lizceth Zazueta Department: Prepared By: Michael Gracia Staff Member Presenting: Mike Lorenz, Chief of Police Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: AN AMENDMENT TO THE GENERAL SERVICES AGREEMENT WITH HUNTER CONSULTING INC. DBA HCI ENVIRONMENTAL AND ENGINEERING

RECOMMENDATION: That the City Council authorize the City Manager or his designee to execute Amendment No. 3 to the General Services Agreement with Hunter Consulting Inc. dba HCI Environmental and Engineering Inc. (HCI), of Corona, California, to extend the current funding threshold and terms of services for cleaning and maintenance of the Ontario Police Department Firearms Training Facility and biohazard clean-up services for a total not-to-exceed contract amount of $253,377.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Operate in a Businesslike Manner

FISCAL IMPACT: The recommended Amendment No. 3 increases the authorized contract of $150,000 by $103,377 over the remaining term. This brings the total not-to-exceed contract amount to $253,377. Appropriations in the General Fund have been included in the Fiscal Year 2023-24 Adopted Budget.

BACKGROUND & ANALYSIS: On December 15, 2020, the City of Ontario and Hunter Consulting Inc. dba HCI Environmental and Engineering Inc. (HCI) entered into a General Services Agreement for firing range remediation services and emergency response to bio-hazardous clean-up services by soliciting proposals through the City's Request for Proposal (RFP) management system, RFP #1497. Amendment No. 3 allows the City of Ontario to exhaust the agreement to meet the full five (5) year threshold pursuant to Section 3.1.3.

HCI has provided the highest quality materials contributing to the longevity and effectiveness of the Ontario Police Department's firing range infrastructure. HCI also provides emergency response to biohazardous clean-up services after transportation of materials, substances, or individuals that have the potential to be harmful or deadly to one's health. With the specialized nature of services, the unique combination of qualifications offered, and the overall satisfactory performance in completion of services, City Staff recommends entering into Amendment No. 3 to continue these services provided by HCI.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

DEBRA PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 3 TO THE AGREEMENT FOR GENERAL SERVICES BETWEEN THE CITY OF ONTARIO AND HUNTER CONSULTING INC. (HCI) ENVIRONMENTAL AND ENGINEERING

1. Parties and Date.

This **Amendment No. 3** to the Agreement for General Services is made and entered into as of _____, by and between the City of Ontario, a California municipal corporation ("City") and **Hunter Consulting Inc. Environmental and Engineering** ("Contractor"), a Nevada corporation with its principal place of business at 1680 Commerce Street, Corona, CA 92880. City and Contractor are sometimes individually referred herein to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. City and Contractor entered into an agreement titled "Agreement for General Services", dated December 15, 2020, for the Cleaning and Maintenance of the Ontario Police Department Firearms Training Facility ("Agreement").

2.2 First Amendment. City and Consultant entered into Amendment No. 1 to the Agreement, dated July 19, 2021, for the purposes of expanding the scope of services and compensation amount to include Crime Scene/Biohazard Clean-Up Services.

2.3 Second Amendment. City and Contractor entered into Amendment No. 2 to the Agreement, dated August 4, 2023, for the purposes of extending the Agreement term and increasing the not to exceed amount.

2.4 Amendment Purpose. City and Contractor now desire to once again amend the Agreement for the purposes of extending the Agreement term and increasing the not-to-exceed compensation amount.

2.5 Amendment Authority. This Amendment No. 2 is authorized pursuant to Sections 3.1.3 and 3.7.13 of the Agreement.

3. Terms.

3.1 Amendment. Section 3.1.3 of the Agreement is hereby amended in its entirety to read as follows:

"Term. The term of this Agreement shall be from **December 15th 2020, to December 14th 2025**, unless terminated as provided herein. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services."

3.2 Amendment. Section 3.2.1 of the Agreement is hereby amended in its entirety to read as follows:

"Compensation. Contractor shall receive compensation including authorized reimbursements, for all services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Two Hundred Fifty-Three Thousand Three Hundred Seventy-Seven Dollars and Zero Cents ($253,377.00)**, without written approval of the City Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement."

3.3 Continuing Effect of Agreement. Except as amended by this Amendment No. 3, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 3. From and after the date of this Amendment No. 3, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 3.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 3.

3.5 Severability. If any portion of this Amendment No. 3 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.6 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated amendment.

[Signature Page on Following Page]

SIGNATURE PAGE FOR AMENDMENT NO. 3 TO THE AGREEMENT FOR GENERAL SERVICES BETWEEN THE CITY OF ONTARIO AND HUNTER CONSULTING INC. (HCI) ENVIRONMENTAL AND ENGINEERING

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 3 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

Hunter Consulting Inc. (HCI) Environmental and Engineering
If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

EXHIBIT "C"
COMPENSATION

All services shall receive an annual 3% increase in compensation.

Shooting Range Maintenance:

Fiscal Year	Yearly	Monthly
FY 24/25	$40,740	$3,395
FY 25/26	$41,962	$3,496

Biohazard Clean-Up:

City of Ontario

Scope of work:
HCI Environmental to be on call to assist with crime scene clean ups. Bio-hazardous waste that is generate is to be labeled, manifested and transported to approved TDSF.

Items As Needed		Quantity	Amount
Biohazardous Waste		1	$145.00
Miscellaneous Supplies		1	$125.00
bio-hazardous container to include bio bag 5-gallon Drum		1	$45.00
Labor Technician, non-prevailing wage (M-F Standard 8am-5pm)		1	$75.00
Labor Technician, non-prevailing wage (M-F after hours)		1	$112.50
Labor Technician, non-prevailing wage (double-time)		1	$150.00
Labor Technician, prevailing wage (M-F Standard 8am-5pm)		1	$120.00
Labor Technician, prevailing wage (M-F after hours)		1	$155.00
Labor Technician, prevailing wage (double-time)		1	$190.00
Service Vehicle		1	$55.00
Emergency Response Fee for afterhours only		1	$200.00
Energy, insurance & security surcharge		0	15%
Sales tax		0	8.75%

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Economic Development Prepared By: Karla Tavera Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: THE DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION ANNUAL REPORT FOR FISCAL YEAR 2023-24

RECOMMENDATION: That the City Council adopt a Resolution approving the Downtown Ontario Improvement Association (DOIA) Annual Report for Fiscal Year 2023-24.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: The Fiscal Year 2023-24 Adopted Budget allocates $145,000 for property tax assessments of City-owned properties and $27,300 for assessments of Ontario Housing Authority properties.

BACKGROUND & ANALYSIS: On August 20, 2019, the City Council approved the establishment of the Downtown Ontario Community Benefit District (CBD) for an initial five-year term. The aim is to enhance services and improvements for Downtown property owners, boosting economic activity and property value. As part of the Downtown revitalization strategy, the CBD has stimulated commerce, attracting new businesses, and is supporting the transformation of the Downtown into an 18-hour vibrant hub of retail and residential activity.

California Streets and Highway Code, Section 36650, mandates the Downtown Ontario Improvement Association (DOIA) to produce an Annual Report each fiscal year for which assessments are levied. This report must align with the components outlined in District Management Plan, focusing on Civil Sidewalk Improvements, Marketing/District Identity/Placemaking, and Administration.

The Annual Report highlights the assessment methodology based on parcel size, street frontage, and building size. Annual assessments vary depending on these factors and are applied exclusively within the district boundaries. The report also outlines the budget breakdown for Fiscal Year 2023-24, approved by the DOIA Board of Directors. Staff recommends approval of the DOIA Annual Report for Fiscal Year 2023-24 in compliance with California law.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ANNUAL REPORT SUBMITTED BY THE DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION FOR THE DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT FOR FY 2023-24.

WHEREAS, on August 20, 2019, the City Council approved a Management District Plan entitled the "Downtown Ontario CBD Management District Plan" (the "Management District Plan").

WHEREAS, the City Council conducted the public hearing on August 20, 2019, at which ballots cast in favor of and in opposition to proposed assessment and formation of the Downtown Ontario Community Benefit District ("CBD") for a five-year term were tabulated; and

WHEREAS, of the ballots cast, property owners representing a majority of the total assessments voted in favor of the proposed assessment and formation of the CBD; and

WHEREAS, Streets and Highways Code Section 36650 requires the improvement association of a property-based community benefit district submit an Annual Report to the legislative body for approval beginning its second year of operation and each year thereafter; and

WHEREAS, the Downtown Ontario Improvement Association ("DOIA") has submitted its Annual Report for FY 2023-2024 for approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario, California, as follows:

SECTION 1. The City Council has reviewed the Annual Report for FY 2023-2024 submitted by the Downtown Ontario Improvement Association and determined that the Annual Report presented is consistent with the services and improvement components outlined in the approved Management District Plan.

SECTION 2. That the Annual Report for FY 2023-2024 is hereby approved in substantially the form submitted and attached hereto as Exhibit A.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

DOWNTOWN ONTARIO
IMPROVEMENT ASSOCIATION

Downtown Ontario Community Benefit District

ANNUAL REPORT

December 1, 2023
to
November 30, 2024

January 16, 2024

Prepared By: Downtown Ontario Improvement Association
Ismael Arias
Executive Director
425 N. Euclid Ave.
Ontario, CA 91762
(909) 706-7877

ANNUAL REPORT

December 1, 2023 to November 30, 2024

This Annual Report is being submitted to the City Council of the City of Ontario to outline current and past improvements, activities, expenses, budgets and assessments for the Downtown Ontario Community Benefit District ("CBD") for the fiscal year 2023 - 2024. This annual report presents the budget and assessments approved by the DOIA Board of Directors on November 16, 2023.

EXECUTIVE SUMMARY

The fifth year of the Downtown Ontario CBD continues with the full implementation of services that have proved to be effective for the properties located within the district boundaries. Also, the DOIA Executive Director manages and oversees the day-to-day operations to benefit downtown property owners and merchants. The Downtown Ontario CBD has been receiving the benefit of a 7-day maintenance ambassador program as well as marketing and advocacy initiatives. All environmental and economic enhancements within the CBD augment, rather than replace services provided by the City of Ontario.

The Downtown Ontario Improvement Association (“DOIA”), the CBD’s governing body, continues to contract maintenance services from District Maintenance Services, Inc. a professional service provider. A truck and pressure washing machine continue to be in service provided by District Maintenance Services, Inc. to enhance the cleaning of sidewalks and gutters throughout downtown. DOIA is maintaining several pet clean-up stations, as a pilot program on the Euclid median. DOIA also installed seasonal Autumn décor and worked with city staff to continuously activate an open spaces to attract visitors to the Downtown Ontario. This year DOIA began the process and is currently in the final phases of the process of renewing the Downtown Ontario Community Benefit District.

To further enhance the positive image of Downtown Ontario the DOIA is continuously updating its website www.DowntownOntario.org and uses various social media accounts such as, Facebook, TikTok, Twitter(now know as”X”), Instagram. and Threads in order to promote the downtown as a whole, its businesses and its many community events.

ADMINISTRATION

BOARD OF DIRECTORS:

President: Alex Baroian
Vice President: Rick Byrd
Secretary: Peggi Hazlett
Treasurer: Maria Razo
Member: Richard Centeno
Member: Richard Galvez
Member: Jack Gingold
Member: Jennifer Hiramoto
Member: David Puscizna
Member: Jerry Rowley
Member: Jerry Rosenblum
Member: Rolando Saldaña
Member: Octavio Vazquez

KEY PERSONNEL:

Executive Director: Ismael Arias

Contracted Service Providers:

Maintenance Contractor: District Maintenance Services, Inc.
Auditor: Smith Marion & Co.
Social Media: TumbleWeed Social

DOIA Meetings:

Board of Directors:

4th Thursday of the month at 9:00am at 425 N. Euclid Ave.

District Identity & Placemaking Committee:

2nd Thursday of the month at 10:00am at 425 N. Euclid Ave.

Civil Sidewalks Committee: 2nd Thursday of January, March, May, July and October at 9:00am at 425 N. Euclid Ave.

In addition, every year the DOIA holds an **Annual Meeting** where all property owners are invited for a special report, board elections and discussion on DOIA's programs and services. The Annual Meeting is held on a date determined by the DOIA Board of Directors. The Annual Meeting for Fiscal 2022-2023 was held on September 28, 2023, a video summary was presented and is available for viewing on our website at downtownontario.org.

Civil Sidewalks: The 2023-2024 budget is $262,500. The civil sidewalks committee oversees the civil sidewalk operations. The DOIA contracts with a maintenance service provider for two full time maintenance ambassadors to perform power washing, trash clean up, sidewalk and gutter sweeping along with other maintenance duties. One pickup truck equipped with a power washer provided by the maintenance provider along with two trash carts have been placed into service to facilitate operations. Since its creation, DOIA has funded over 23,000-man hours dedicated to cleaning and maintenance services within the downtown.

On-going and future projects:

▪ **Seven days a week maintenance ambassador service:**

▪ Regular sidewalk and gutter sweeping. (in 2023, A total of 2,696, 45-gallon bags; approximately 50,550 pounds of litter picked up, and 159 clean ups of bio waste)
▪ Regular sidewalk power washing (in 2023, 202 full city blocks pressure washed)
▪ Trash can emptying.
▪ Timely graffiti, stickers and poster removal, within 24 hours as necessary.
(In, 2023 a total of 1,776 pieces of graffiti, stickers, and posters removed.)
▪ Shopping cart removal, (In 2023, 101 shopping cars returned to business or removed from the district.)
▪ Maintenance of existing and new public spaces.
▪ Beautification of the district.
▪ DOIA continues to work with the City of Ontario Utilities Dept. to address overflowing, illegal dumping and cleanliness of dumpsters and alleys in the Downtown.
(In 2023, 378 reports filled: including broken city property, extensive graffiti, and illegal dumping.)
▪ DOIA uses environmentally friendly quiet leaf blowers and push trash carts have to facilitate sidewalk clean up.
▪ DOIA continuously maintains two Pet cleanup stations on the Euclid median between "D" Street and "E" Street.
▪ DOIA has assisted various community nonprofit organizations as well as the city of Ontario with community event clean up assistance i.e., Ontario Art Walk, Ontario Arts Festival, Holiday of Lights parade, Cruisin Reunion Car Show.
▪ DOIA has also served as an advocate for Downtown property owners and businesses with Caltrans on issues pertaining to streetlight synchronization and vegetation maintenance along the Euclid median.
▪ DOIA continuously assists downtown property owners with filling "No Trespassing" forms with Ontario Police Department in an effort to prevent damage to their properties and to help address quality of life issues.
▪ DOIA is also continuously working with downtown property owners to remove acid etching damage from their store front windows as well as pre-screening Façade Improvement Applications.
▪ DOIA Ambassadors have performed 121 homeless outreaches relating to business calls and disturbances.
▪ DOIA is continuously working closely with Ontario Police Department to address manners affecting the downtown.

District Identity/Placemaking: The 2023-2024 District Identity/Placemaking budget is $68,379. The District Identity committee oversees and implements placemaking programs. In addition to ongoing advertising, the District Identity committee authorized the manufacturing of the "DTO" Letters activate public spaces and promote the downtown. The printing and deployment lawn signs which lead visitors to the Downtown Ontario website and social media platforms. The district identity committee has also authorized the creation of a Downtown Ontario banner program. in partnership with City of Ontario also activated the Downtown by installing Autumn décor throughout the Downtown.

On-going and future projects:

- The consistent and continuous updates to the DOIA website www.downtownontario.org resulted in 36,000 visitors in the last year.
- The DOIA consistently promotes the downtown via various social media platforms, including Facebook, Instagram, TikTok, Threads, and X(Twitter) have a post reach of 1.3 million users all within the last year. Including a followship of 7.6k followers across social networks, which is continuously growing.
- DOIA continues to utilize its logo as its branding tool.
- DOIA is and will continue to sponsor events such as The Downtown Ontario Arts District Art Walk, Ontario 5K Reindeer Run., Friends of the Library, OPOA Widows & Orphans Charity Golf Tournament, The Ontario Hispanic Chamber of Commerce and others.
- DOIA and the City of Ontario are continuing the downtown banner program which is funded by DOIA. The installation of new designs will be occurring in early 2024.
- DOIA's office serves as an information center for all downtown visitors and businesses.
- DOIA continues to produce, print, and distributes QR coded postcards, posters, and lawn signs leading visitors to DOIA (link tree) which hosts the DOIA website; Facebook, Instagram, Twitter (X), TikTok, and Threads.
- DOIA is promoting the district as a pedestrian friendly community.
- DOIA promotes the downtown locally and regionally.
- DOIA continues to procure the services of a social media consultant to manage all social media platforms.
- DOIA procures permits, purchases, installs and maintains Autumn Décor through the downtown and will provide other seasonal décor as well.
- DOIA Ambassadors provide directions or recommendations to visitors of the downtown, in the last year they have given directions and/or recommendations to 194 visitors.
- DOIA works with City staff to promote the downtown in a cohesive manner.
- DOIA intends to coordinate Community Sing-A-Long on conjunction with GOCAL as part of the Christmas on Euclid Experience.
- DOIA also has worked and will continue to work with a local artist. The local artist commissioned by DOIA manufactured the Butterfly Wings and DTO Letters. These placemaking tools will continue to be deployed within the downtown as promotional tools for the downtown and a mechanism to engage the community.

Administration: The 2023-2024 administrative budget is $173,320.62. The Executive Committee and the Executive Director oversee administrative operations. The DOIA Executive Director manages and oversees the day-to-day operations to ensure effective delivery of services. The DOIA office also serves as a visitor center located at 425 North Euclid Ave., Ontario, CA 91762. The DOIA Executive Director is in close contact with city of Ontario staff which help to provide insight into the needs of the downtown. This year DOIA has begun and is in the final phases of renewing the Downtown Ontario Community Benefit District, a portion of the one-time expenditure is reflected in the administrative budget.

On-going expenses:

- Staff and administrative costs
- Directors and Officers Insurance, General Liability and other insurance coverages.
- Office related expenses
- Financial reporting, accounting, and legal services.

BUDGET

The CBD (DOIA) is funded through downtown property tax assessments. Maintaining financial balance is a key objective in any organization; the budget is managed through monitoring expenditures and analyzing variances. Marketing, maintenance, and administration, which include costs for building, equipment, supplies, services and staff, are all managed via the budget.

The board approved budget for Fiscal Year 2023-2024 is $504,200.14,additionally $190,114 in operating reserves and $155,000.00 to be allocated to one time expenditures thru a Board of directors strategic planning study session process. The FY 2023-2024 budget is shown in Exhibit A.

ASSESSMENTS

The CBD (DOIA) uses common parcel-based factors to assess special benefit in a commercial/retail/residential business district, which are parcel size, street frontage, and building size. Street frontage has been determined to provide approximately 36% of the total assessment, land area approximately 26% of the total assessment, and building area approximately 38% of the total assessment. Annual assessments on property will be $0.06 (6 cents) per parcel square foot, $0.17 (17 cents) per building square foot, plus $6.42 per frontage foot. Residential condominiums are assessed $0.25 (25 cents) per square foot for residential condominiums.

The benefits provided to properties within the district are listed in the diagram below. These services are only applied to properties within the boundaries of the district.

Category of Special Benefit Services	Annual Amount 2023-2024	Percentage of total budget
Civil Sidewalks	$ 262,500	52%
District Identity/Placemaking	$ 68,379	14%
Administration/Contingency	$ 173,320	34%
Total	***$ 504,200***	***100%***

Properties that are owned and operated as a non-profit, and are property tax exempt, are not assessed the full assessment because these parcels are deemed to benefit from most, but not all, of the proposed District improvements and services. As stated above, these properties receive benefits from, maintenance and streetscape, and administration, but do not receive any marketing. Therefore, properties that are owned and operated as a non-profit, and are property tax exempt, and exclude the per building square foot assessment.

Based on the above factors, the resulting assessments are shown in the chart attached hereto as Appendix 1. The CBD assessment is collected with regular property taxes. The assessment appeared as a separate line item on annual Property Tax bills prepared by the County of San Bernardino.

EXHIBIT A
Downtown Ontario Improvement Association Detailed Budget Fiscal Year 2023-2024

Income		
Assessment Income		$481,368.56
Carry Forward		
Delinquency		(24,068.43)
Total Assessment Income	**$**	**457,300.13**
Non Assessment Income		10,000.00
Sponsorships		1,500.00
Total Non Assessment Income		**11,500.00**
Total Income	**$**	**468,800.13**
Gross Profit		
Expenses		
Administration		
Accounting Fees		10,280.00
Admin Contingency		3,500.00
Annual Elections/Mailings		240.00
Bank Charges/Interest		200.00
Board Meetings / Retreats		750.00
Conference/ Travel Fees		2,500.00
Consultant Fees		16,000.00
Insurance - Liability, D and O		4,300.00
Legal Fees		50.00
Meeting Refreshments		400.00
Office Supplies		2,500.00
Payroll Service		2,800.00
Printing and Copying		700.00
Rent		19,853.31
Staff Contract		86,683.30
Dental and Vision Insurance		544.32
Health Insurance		5,443.20
Payroll Tax Expense		6,558.49
Workers Comp		1,258.00
Total Staff Contract	**$**	**100,487.31**
Telephone, Telecommunications		960.00
Utilities		7,800.00
Total Administration	**$**	**173,320.62**
Civil Sidewalks		
Civil Sidewalks Contingency		2,900.00
DMS Contractor		240,600.00
Maintenance & Supplies		9,000.00
Sidewalk Beautification Project		10,000.00
Total Civil Sidewalks		**262,500.00**
District Identity/Placemaking		
Advertising/Sponsorships		9,139.52
Branding & Signage		16,000.00
Creative Agency		23,040.00
District Identity Contingency		2,000.00
Public Space Dev.		5,000.00
Seasonal Displays		9,000.00
Website		4,200.00
Total District Identity/Placemaking		**68,379.52**
Total Expenses	**$**	**504,200.14**
Net Operating Income	**-$**	**35,400.00**
Net Income		**(35,400.00)**

APPENDIX 1 – 2023-2024 PARCEL ASSESSMENT CALCULATIONS

ASSESSOR'S PARCEL NUMBER[1]	LINEAR FRONTAGE (Ft)	LOT SIZE (Sq Ft)	BUILDING AREA (Sq Ft)	LINEAR FRONTAGE ASSESS RATE ($/Ft)	LOT SIZE ASSESS RATE ($/Sq Ft)	BUILDING ASSESS RATE ($/Sq Ft)	TOTAL CHARGE ($)
1048-354-01-0000	201	10,058	0	$6.42	$0.06420	$0.1713	$1,936.14
1048-354-02-0000	50	8,850	18,084	6.42	0.06420	0.1713	3,986.96
1048-354-03-0000	187	7,812	9,068	6.42	0.06420	0.1713	3,255.42
1048-354-04-0000	31	3,875	3,875	6.42	0.06420	0.1713	1,111.58
1048-354-05-0000	16	1,100	900	6.42	0.06420	0.1713	327.51
1048-354-06-0000	16	1,890	1,200	6.42	0.06420	0.1713	429.62
1048-354-07-0000	42	5,418	7,172	6.42	0.06420	0.1713	1,846.04
1048-354-08-0000	20	2,520	2,400	6.42	0.06420	0.1713	701.30
1048-354-09-0000	31	3,875	3,875	6.42	0.06420	0.1713	1,111.58
1048-354-10-0000	31	3,906	3,100	6.42	0.06420	0.1713	980.82
1048-354-11-0000	250	15,750	9,325	6.42	0.06420	0.1713	4,213.52
1048-354-12-0000	321	25,488	0	6.42	0.06420	0.1713	3,697.15
1048-354-13-0000	70	6,580	0	6.42	0.06420	0.1713	871.84
1048-355-02-0000	48	8,469	0	6.42	0.06420	0.1713	851.87
1048-355-03-0000	173	5,922	4,900	6.42	0.06420	0.1713	2,330.22
1048-355-04-0000	46	5,764	4,042	6.42	0.06420	0.1713	1,357.76
1048-355-05-0000	31	3,927	1,659	6.42	0.06420	0.1713	735.32
1048-355-06-0000	41	3,876	2,449	6.42	0.06420	0.1713	931.57
1048-355-07-0000	44	7,560	6,193	6.42	0.06420	0.1713	1,828.69
1048-355-08-0000	44	5,555	4,579	6.42	0.06420	0.1713	1,423.49
1048-355-11-0000	58	10,217	0	6.42	0.06420	0.1713	1,028.29
1048-355-13-0000	57	5,358	1,555	6.42	0.06420	0.1713	976.30
1048-355-15-0000	333	16,992	7,204	6.42	0.06420	0.1713	4,462.79
1048-355-16-0000	250	15,646	2,349	6.42	0.06420	0.1713	3,011.86
1048-356-01-0000	259	19,492	7,083	6.42	0.06420	0.1713	4,127.48
1048-356-02-0000	208	10,396	8,640	6.42	0.06420	0.1713	3,482.82
1048-356-03-0000	48	5,850	3,449	6.42	0.06420	0.1713	1,274.54
1048-356-04-0000	45	5,670	4,091	6.42	0.06420	0.1713	1,353.70
1048-356-05-0000	62	7,812	12,400	6.42	0.06420	0.1713	3,023.69
1048-356-06-0000	31	3,906	1,752	6.42	0.06420	0.1713	749.90
1048-356-07-0000	31	3,906	0	6.42	0.06420	0.1713	449.79
1048-356-08-0000	31	2,480	2,480	6.42	0.06420	0.1713	783.06
1048-356-09-0000	111	2,480	2,170	6.42	0.06420	0.1713	1,243.56
1048-356-10-0000	46	2,852	0	6.42	0.06420	0.1713	478.42
1048-356-11-0000	55	9,799	0	6.42	0.06420	0.1713	982.20
1048-356-12-0000	273	16,992	0	6.42	0.06420	0.1713	2,843.55
1048-356-13-0000	62	5,564	2,068	6.42	0.06420	0.1713	1,109.50
1048-361-01-0000	250	15,710	5,454	6.42	0.06420	0.1713	3,547.85
1048-361-02-0000	48	7,681	0	6.42	0.06420	0.1713	801.28
1048-361-03-0000	50	6,930	0	6.42	0.06420	0.1713	765.91
1048-361-04-0000	191	7,140	2,017	6.42	0.06420	0.1713	2,030.12
1048-361-05-0000	121	3,108	1,182	6.42	0.06420	0.1713	1,178.83
1048-361-06-0000	58	8,352	0	6.42	0.06420	0.1713	908.56
1048-361-07-0000	62	8,928	7,130	6.42	0.06420	0.1713	2,192.59
1048-361-08-0000	202	8,352	5,292	6.42	0.06420	0.1713	2,739.56
1048-361-09-0000	188	7,855	6,492	6.42	0.06420	0.1713	2,823.33
1048-361-10-0000	62	7,812	5,263	6.42	0.06420	0.1713	1,801.12
1048-361-11-0000	62	7,812	0	6.42	0.06420	0.1713	899.57
1048-361-12-0000	62	7,855	0	6.42	0.06420	0.1713	902.33
1048-362-02-0000	46	8,142	0	6.42	0.06420	0.1713	818.04
1048-362-03-0000	273	16,800	9,342	6.42	0.06420	0.1713	4,431.50
1048-362-04-0000	86	7,680	2,209	6.42	0.06420	0.1713	1,423.58
1048-362-05-0000	187	8,736	0	6.42	0.06420	0.1713	1,761.39
1048-362-06-0000	49	8,640	1,940	6.42	0.06420	0.1713	1,201.59

ASSESSOR'S PARCEL NUMBER[1]	LINEAR FRONTAGE (Ft)	LOT SIZE (Sq Ft)	BUILDING AREA (Sq Ft)	LINEAR FRONTAGE ASSESS RATE ($/Ft)	LOT SIZE ASSESS RATE ($/Sq Ft)	BUILDING ASSESS RATE ($/Sq Ft)	TOTAL CHARGE ($)
1048-362-07-0000	250	15,624	1,148	6.42	0.06420	0.1713	2,804.71
1048-362-08-0000	93	11,718	11,096	6.42	0.06420	0.1713	3,250.10
1048-362-09-0000	220	11,782	0	6.42	0.06420	0.1713	2,168.80
1048-362-10-0000	62	7,855	0	6.42	0.06420	0.1713	902.33
1048-363-01-0000	160	5,136	100	6.42	0.06420	0.1713	1,374.06
1048-363-02-0000	411	38,086	0	6.42	0.06420	0.1713	5,083.74
1048-363-03-0000	224	11,512	0	6.42	0.06420	0.1713	2,177.15
1048-363-04-0000	205	10,080	10,500	6.42	0.06420	0.1713	3,761.89
1048-363-05-0000	260	31,901	31,973	6.42	0.06420	0.1713	9,194.22
1048-551-11-0000	349	29,886	0	6.42	0.06420	0.1713	4,159.26
1048-551-12-0000	287	21,240	0	6.42	0.06420	0.1713	3,206.15
1048-551-13-0000	206	6,430	0	6.42	0.06420	0.1713	1,735.33
1048-551-14-0000	264	18,415	0	6.42	0.06420	0.1713	2,877.12
1048-551-15-0000	166	28,163	0	6.42	0.06420	0.1713	2,873.78
1048-552-13-0000	546	34,579	0	6.42	0.06420	0.1713	5,725.29
1048-552-14-0000	97	19,096	0	6.42	0.06420	0.1713	1,848.70
1048-552-15-0000	10	2,439	0	6.42	0.06420	0.1713	220.78
1048-552-17-0000	218	10,993	6,800	6.42	0.06420	0.1713	3,270.15
1048-552-18-0000	14	789	0	6.42	0.06420	0.1713	140.53
1048-552-22-0000	213	8,509	8,828	6.42	0.06420	0.1713	3,425.97
1048-552-23-0000	0	1,786	0	6.42	0.06420	0.1713	114.66
1048-552-24-0000	195	24,332	0	6.42	0.06420	0.1713	2,814.01
1048-553-01-0000	185	7,434	0	6.42	0.06420	0.1713	1,664.96
1048-553-02-0000	48	8,496	4,450	6.42	0.06420	0.1713	1,615.89
1048-553-03-0000	48	8,496	0	6.42	0.06420	0.1713	853.60
1048-553-04-0000	225	8,496	0	6.42	0.06420	0.1713	1,989.94
1048-553-05-0000	40	5,760	0	6.42	0.06420	0.1713	626.59
1048-553-06-0000	157	3,810	0	6.42	0.06420	0.1713	1,252.54
1048-553-07-0000	33	4,191	0	6.42	0.06420	0.1713	480.92
1048-553-08-0000	53	6,731	0	6.42	0.06420	0.1713	772.39
1048-553-09-0000	28	3,556	0	6.42	0.06420	0.1713	408.06
1048-553-10-0000	146	2,520	0	6.42	0.06420	0.1713	1,099.10
1048-553-11-0000	31	3,906	0	6.42	0.06420	0.1713	449.79
1048-553-12-0000	31	3,906	0	6.42	0.06420	0.1713	449.79
1048-553-13-0000	62	7,812	10,000	6.42	0.06420	0.1713	2,612.57
1048-553-14-0000	32	4,268	0	6.42	0.06420	0.1713	479.45
1048-553-15-0000	31	3,780	3,904	6.42	0.06420	0.1713	1,110.45
1048-553-16-0000	31	8,854	3,250	6.42	0.06420	0.1713	1,324.17
1048-553-17-0000	65	8,190	17,400	6.42	0.06420	0.1713	3,923.72
1048-561-07-0000	225	8,496	3,417	6.42	0.06420	0.1713	2,575.28
1048-561-08-0000	96	17,169	3,845	6.42	0.06420	0.1713	2,377.22
1048-561-09-0000	48	8,554	1,392	6.42	0.06420	0.1713	1,095.78
1048-561-10-0000	48	8,496	0	6.42	0.06420	0.1713	853.60
1048-561-11-0000	123	8,400	1,190	6.42	0.06420	0.1713	1,532.79
1048-561-12-0000	102	4,896	1,728	6.42	0.06420	0.1713	1,265.17
1048-561-13-0000	642	54,516	109,032	6.42	0.06420	0.1713	26,298.75
1048-562-01-0000	417	42,834	20,826	6.42	0.06420	0.1713	8,994.58
1048-562-02-0000	225	8,496	4,178	6.42	0.06420	0.1713	2,705.63
1048-562-03-0000	369	34,161	19,923	6.42	0.06420	0.1713	7,974.93
1048-562-06-0000	55	2,658	1,980	6.42	0.06420	0.1713	862.92
1048-562-07-0000	170	13,032	0	6.42	0.06420	0.1713	1,928.05
1048-563-01-0000	175	6,096	1,194	6.42	0.06420	0.1713	1,719.40
1048-563-02-0000	48	8,496	0	6.42	0.06420	0.1713	853.60
1048-563-03-0000	96	16,992	6,767	6.42	0.06420	0.1713	2,866.39
1048-563-06-0000	226	9,365	0	6.42	0.06420	0.1713	2,052.15

ASSESSOR'S PARCEL NUMBER[1]	LINEAR FRONTAGE (Ft)	LOT SIZE (Sq Ft)	BUILDING AREA (Sq Ft)	LINEAR FRONTAGE ASSESS RATE ($/Ft)	LOT SIZE ASSESS RATE ($/Sq Ft)	BUILDING ASSESS RATE ($/Sq Ft)	TOTAL CHARGE ($)
1048-563-07-0000	48	7,536	5,154	6.42	0.06420	0.1713	1,674.85
1048-563-08-0000	96	16,992	16,692	6.42	0.06420	0.1713	4,566.55
1048-563-09-0000	46	8,496	0	6.42	0.06420	0.1713	840.76
1048-563-10-0000	225	8,496	0	6.42	0.06420	0.1713	1,989.94
1048-563-11-0000	47	2,400	790	6.42	0.06420	0.1713	591.15
1048-563-12-0000	48	7,953	3,360	6.42	0.06420	0.1713	1,394.31
1048-563-13-0000	225	8,754	13,104	6.42	0.06420	0.1713	4,251.22
1048-564-01-0000	176	7,680	6,888	6.42	0.06420	0.1713	2,802.89
1048-564-02-0000	48	8,496	16,724	6.42	0.06420	0.1713	3,718.42
1048-564-03-0000	196	8,820	15,650	6.42	0.06420	0.1713	4,505.41
1048-564-04-0000	55	6,875	4,125	6.42	0.06420	0.1713	1,501.09
1048-564-05-0000	36	3,906	2,733	6.42	0.06420	0.1713	950.05
1048-564-06-0000	61	7,812	0	6.42	0.06420	0.1713	893.15
1048-564-07-0000	93	10,278	10,572	6.42	0.06420	0.1713	3,067.89
1048-564-08-0000	21	1,835	3,472	6.42	0.06420	0.1713	847.38
1048-564-09-0000	93	2,132	3,960	6.42	0.06420	0.1713	1,412.28
1048-564-10-0000	74	4,330	8,660	6.42	0.06420	0.1713	2,236.52
1048-564-11-0000	48	8,622	3,615	6.42	0.06420	0.1713	1,480.94
1048-564-12-0000	214	8,914	8,653	6.42	0.06420	0.1713	3,428.42
1048-564-13-0000	58	6,299	0	6.42	0.06420	0.1713	776.76
1048-564-14-0000	97	9,312	0	6.42	0.06420	0.1713	1,220.57
1048-565-01-0000	291	23,388	0	6.42	0.06420	0.1713	3,369.73
1048-565-02-0000	30	2,100	2,100	6.42	0.06420	0.1713	687.15
1048-565-03-0000	219	11,782	33,804	6.42	0.06420	0.1713	7,953.01
1048-565-04-0000	24	1,536	2,400	6.42	0.06420	0.1713	663.81
1048-565-05-0000	37	5,820	11,976	6.42	0.06420	0.1713	2,662.67
1048-565-06-0000	62	7,812	7,812	6.42	0.06420	0.1713	2,237.77
1048-565-07-0000	31	4,032	3,696	6.42	0.06420	0.1713	1,091.00
1048-565-08-0000	31	3,780	3,480	6.42	0.06420	0.1713	1,037.82
1048-565-09-0000	31	4,000	5,560	6.42	0.06420	0.1713	1,408.25
1048-565-10-0000	188	7,812	7,938	6.42	0.06420	0.1713	3,068.27
1048-565-11-0000	95	9,216	36,864	6.42	0.06420	0.1713	7,516.37
1048-565-12-0000	118	3,360	3,296	6.42	0.06420	0.1713	1,537.88
1048-565-13-0000	107	5,136	0	6.42	0.06420	0.1713	1,016.67
1048-565-14-0000	0	8,448	0	6.42	0.06420	0.1713	542.36
1048-566-01-0000	148	4,800	0	6.42	0.06420	0.1713	1,258.32
1048-566-02-0000	48	8,496	6,111	6.42	0.06420	0.1713	1,900.42
1048-566-03-0000	48	8,496	0	6.42	0.06420	0.1713	853.60
1048-566-04-0000	219	11,844	10,840	6.42	0.06420	0.1713	4,023.26
1048-566-05-0000	136	17,262	35,524	6.42	0.06420	0.1713	8,066.60
1048-566-06-0000	52	6,552	5,800	6.42	0.06420	0.1713	1,748.02
1048-566-07-0000	219	11,718	12,003	6.42	0.06420	0.1713	4,214.39
1048-566-08-0000	0	2,400	0	6.42	0.06420	0.1713	154.08
1048-566-09-0000	100	14,662	0	6.42	0.06420	0.1713	1,583.30
1048-566-10-0000	225	8,496	0	6.42	0.06420	0.1713	1,989.94
1048-566-11-0000	77	3,696	2,208	6.42	0.06420	0.1713	1,109.85
1049-055-01-0000	192	9,064	9,064	6.42	0.06420	0.1713	3,367.21
1049-055-02-0000	42	3,738	3,738	6.42	0.06420	0.1713	1,149.94
1049-055-03-0000	50	4,361	4,361	6.42	0.06420	0.1713	1,348.02
1049-055-04-0000	47	4,183	4,183	6.42	0.06420	0.1713	1,286.84
1049-055-05-0000	137	4,272	1,000	6.42	0.06420	0.1713	1,325.10
1049-055-06-0000	137	4,301	0	6.42	0.06420	0.1713	1,155.66
1049-055-07-0000	47	4,183	0	6.42	0.06420	0.1713	570.29
1049-055-08-0000	48	4,301	0	6.42	0.06420	0.1713	584.28

ASSESSOR'S PARCEL NUMBER[1]	LINEAR FRONTAGE (Ft)	LOT SIZE (Sq Ft)	BUILDING AREA (Sq Ft)	LINEAR FRONTAGE ASSESS RATE ($/Ft)	LOT SIZE ASSESS RATE ($/Sq Ft)	BUILDING ASSESS RATE ($/Sq Ft)	TOTAL CHARGE ($)
1049-055-09-0000	233	12,816	12,905	6.42	0.06420	0.1713	4,529.27
1049-056-01-0000	254	15,225	0	6.42	0.06420	0.1713	2,608.13
1049-056-02-0000	48	4,872	0	6.42	0.06420	0.1713	620.94
1049-056-03-0000	48	4,872	0	6.42	0.06420	0.1713	620.94
1049-056-04-0000	153	5,040	0	6.42	0.06420	0.1713	1,305.83
1049-056-05-0000	250	15,225	15,000	6.42	0.06420	0.1713	5,151.95
1049-056-06-0000	250	15,225	0	6.42	0.06420	0.1713	2,582.45
1049-057-01-0000	430	22,632	0	6.42	0.06420	0.1713	4,213.57
1049-057-02-0000	56	4,428	4,428	6.42	0.06420	0.1713	1,402.31
1049-057-03-0000	158	5,280	5,212	6.42	0.06420	0.1713	2,246.15
1049-057-04-0000	31	3,520	6,680	6.42	0.06420	0.1713	1,569.29
1049-057-05-0000	430	4,900	9,000	6.42	0.06420	0.1713	4,616.88
1049-057-06-0000	156	5,600	0	6.42	0.06420	0.1713	1,361.04
1049-057-07-0000	50	3,723	0	6.42	0.06420	0.1713	560.02
1049-058-01-0000	208	9,856	8,654	6.42	0.06420	0.1713	3,450.55
1049-058-02-0000	68	5,077	0	6.42	0.06420	0.1713	762.50
1049-058-03-0000	191	8,910	21,351	6.42	0.06420	0.1713	5,455.67
1049-058-04-0000	214	9,000	4,048	6.42	0.06420	0.1713	2,645.10
1049-058-05-0000	204	13,346	3,920	6.42	0.06420	0.1713	2,837.99
1049-059-07-0000	52	6,136	0	6.42	0.06420	0.1713	727.77
1049-059-08-0000	74	8,140	2,910	6.42	0.06420	0.1713	1,496.15
1049-059-09-0000	56	8,140	0	6.42	0.06420	0.1713	882.11
1049-059-14-0000	405	39,403	0	6.42	0.06420	0.1713	5,129.77
1049-059-21-0000	269	29,645	22,935	6.42	0.06420	0.1713	7,558.95
1049-061-01-0000	428	20,097	57,930	6.42	0.06420	0.1713	13,961.40
1049-061-02-0000	427	20,196	0	6.42	0.06420	0.1713	4,037.92
1049-061-03-0000	48	4,488	0	6.42	0.06420	0.1713	596.29
1049-062-01-0000	395	34,087	15,000	6.42	0.06420	0.1713	7,293.79
1049-062-02-0000	412	38,880	0	6.42	0.06420	0.1713	5,141.14
1049-063-01-0000	190	9,021	5,536	6.42	0.06420	0.1713	2,747.27
1049-063-02-0000	97	13,548	11,400	6.42	0.06420	0.1713	3,445.34
1049-063-03-0000	17	1,504	1,040	6.42	0.06420	0.1713	383.85
1049-063-04-0000	31	3,008	2,080	6.42	0.06420	0.1713	748.44
1049-063-05-0000	142	4,512	1,614	6.42	0.06420	0.1713	1,477.79
1049-063-06-0000	142	4,512	3,384	6.42	0.06420	0.1713	1,780.99
1049-063-07-0000	48	4,464	1,645	6.42	0.06420	0.1713	876.54
1049-063-08-0000	96	9,021	0	6.42	0.06420	0.1713	1,195.47
1049-063-09-0000	143	4,559	0	6.42	0.06420	0.1713	1,210.75
1049-063-10-0000	47	4,559	4,000	6.42	0.06420	0.1713	1,279.63
1049-064-12-0000	0	8,064	0	6.42	0.06420	0.1713	517.71
1049-064-13-0000	133	12,768	6,400	6.42	0.06420	0.1713	2,769.89
1049-064-14-0000	620	48,242	6,232	6.42	0.06420	0.1713	8,145.08
	27,356	2,031,880	1,040,518				$484,312.95

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Adrian Escamilla Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam, Andrea Ampig Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH THIRTIETH STREET ARCHITECTS, INC. FOR THE DOWNTOWN MOBILITY HUB PROJECT DESIGN

RECOMMENDATION: That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute Amendment No. 4 to the Design Services Agreement with Thirtieth Streets Architects, Inc., of Costa Mesa, California, for the Downtown Mobility Hub Project design, formerly the Fallis House, in the amount of $109,300 for a total not-to-exceed contract amount of $559,300; and
B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Focus Resources in Ontario's Commercial and Residential Neighborhoods
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Fiscal Year 2023-24 Adopted Budget includes appropriations in the Grants Fund for the Downtown Mobility Hub Project Design. The proposed Amendment would increase the contract amount by $109,300 for a total not-to-exceed contract amount of $559,300.

BACKGROUND & ANALYSIS: In November of 2021, the building located at 122 South Vine Avenue suffered fire damage due to an undetermined source. Prior to the fire, City Staff had undertaken a work program that included the adaptive reuse of the property as part of the Transformative Climate Community Grant. The proposed project was called the Downtown Ontario Mobility Hub, which was slated to convert the property into a Transit Hub serving Emporia Place and adding connectivity to the existing Omni Trans fixed route service, as well as West Valley Connector. Proposed amenities included bike lockers, a bike repair station, a shared education center, and a training and class area with landscaping comprising of California friendly, drought-tolerant plant

material.

Given the fire damage, the proposed project needs to be reviewed. Previous amendments to the Professional Services Agreement with Thirtieth Street Architects, Inc. included architectural, engineering, and landscape design services for the future construction of a new Downtown Ontario Mobility Hub. The proposed Amendment No. 4 will allow additional interior designs requested by the Housing Department to facilitate their programming needs. The interior design changes will include a designated space for staffing, storage space for programming supplies, and a large space to hold community meetings and educational workshops for the Ontario Promise Corps programs, specifically the Early Family Literacy and Promise Scholars programs. Staff recommends authorizing Amendment No. 4 to the Design Services Agreement with Thirtieth Streets Architects, Inc. in the amount of $109,300 for a new total not-to-exceed contract amount of $559,300.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

DEBRA PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 4 TO THE DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND THIRTIETH STREET ARCHITECTS, INC.

1. Parties and Date.

This Amendment No. 4 to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and Thirtieth Street Architects, Inc. a Corporation ("Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled "Design Services Agreement" dated February 15, 2021 ("Agreement").

2.2 Amendment Purpose. The City and Consultant desire to amend the Agreement to revise the scope of services for the D&C23-026 Downtown Mobility Hub set forth in Amendment No. 4 – Attachment "A" and increase the not-to-exceed compensation amount by **One Hundred Nine Thousand Three Hundred Dollars ($109,300)**. The Parties have heretofore entered into Amendment No. 1 dated April 19, 2022, Amendment No. 2 dated March 21, 2023, and Amendment No. 3 dated November 1, 2023.

2.3 Amendment Authority. This Amendment No. 4 is authorized pursuant to Section 3.8.1 of the Agreement.

3. Terms.

3.1 Amendment. Section 3.10.1 of the Agreement is hereby amended in its entirety to read as follows:

> "3.10.1 Consultant's Compensation for Basic Services. City shall pay to consultant, for the performance of all Services rendered under this Agreement, with the total not to exceed amount of **Five Hundred Fifty-Nine Thousand Three Hundred Dollars ($559,300)** ("Total Compensation"). This Total Compensation amount shall be based upon,

and may be adjusted according to, the fee schedule and related terms and conditions attached hereto as Exhibit "B" and incorporated herein by reference. The Total Compensation, as may be adjusted upon mutual agreement, shall constitute complete and adequate payment for Services under this Agreement."

Exhibit A is hereby deleted in its entirety and replaced with Attachment A attached hereto and incorporated herein by reference.

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 4, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 4. From and after the date of this Amendment No. 4, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 4.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 4.

3.4 Severability. If any portion of this Amendment No. 4 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR AMENDMENT NO. 4 TO THE DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND THIRTIETH STREET ARCHITECTS, INC.

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 4 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

Robert Borders and Associates

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

thirtieth
street
architects
inc.

founding principals
john c. loomis, architect
james c. wilson, architect

principal
elwood l. gulley, architect

AGREEMENT

Agreement made January 15, 2024, between the City of Ontario, 303 East B Street, Ontario, CA 91764, referred to as the Owner and Thirtieth Street Architects, Inc., 2821 Newport Boulevard, Newport Beach, CA 92663, John C. Loomis and James C. Wilson, the Architects.

It is the intention of the Owner to modify the design of the new Ontario Downtown Mobility Hub building located at 122 S. Vine St., Ontario, CA, 91764 to accommodate offices and classrooms for the Ontario Promise Corps while maintaining the Mobility Hub functions on site.

The Owner and the Architect agree as set forth below.

BASIC SERVICES

The Architect's Basic Services consist of the three phases described below, including Architectural and Landscape Design, Civil, Structural, Mechanical, Electrical, and Plumbing Engineering Services. Coordination with other consultants retained directly by the Client is also included. Regarding site work, we will try to reuse as many of the drawings completed last year as possible.

Project Team

Architect	Thirtieth Street Architects, Inc. John C. Loomis, Principal in Charge 2821 Newport Blvd. Newport Beach, CA 92663 Office (949) 673-2643, Ext. 29 Cellphone (949) 274-1092 tsainc@aol.com
Civil Engineering	CVC Consulting, Inc. Dane McDougall, P.E., P.L.S. 9830 Irvine Center Drive Irvine, CA 92618 Office (949) 916-3800 DMcDougall@cvc-inc.net
Structural Engineering	Shucri (Chuck) Yaghi Structural Engineering Shucri Yaghi, P.E. 112 E. Chapman Ave., Suite D Orange, CA 92866 Office (714) 997-9120 yaghi.engineers@live.com

MEP Engineer	Winston Engineering Inc. Anthony Winston III, P.E. 8605 Santa Monica Blvd., Suite 63454 West Hollywood, CA 90069 Office (951) 902-6600 anthony@windstoneng.com
Landscape	RMA International, Inc. Bob McMahon 315 3rd St., Suite N Huntington Beach, CA 92648 Office (562) 618-9119 rmalandscape@gmail.com

The following services/consultants are not included in this Agreement:

- Interior Design
- Geotechnical Engineering

SCOPE OF WORK

Modify the current design of the building's interiors to accommodate the Ontario Promise Corps (OPC) services, including a classroom, conference room, office cubicles, hoteling stations, storage, and restrooms.

Modify Construction Documents as required and re-submit for Plan Check and Development Plan approvals.

Phase Ia, Design Development Revisions:

Based on the Program for OPC, the Team shall conduct a brief Design Development Phase to make recommendations and prepare exhibits depicting the revised Building Floor Plan and all building systems, lighting fixtures, finish materials, colors, and built-ins for review and approval by the city.

The Architect shall prepare an updated Design Development Statement of Probable Cost for the Project.

Phase Ia Products:

- Revised Floor Plan, Site Plan, and miscellaneous drawings
- Materials and colors and lighting
- Design Development Statement of Probable Cost.

Phase Ib, Preliminary Governmental Processing:

If required, the Architect shall assist the Owner in obtaining preliminary Governmental approvals, including Development Review for the design modifications, if required.

The Architect shall attend any meetings with the City of Public Hearings, if required.

Phase Ib, Products:

- Miscellaneous documents.

Phase IIa, Modify Construction Documents:

The Team shall modify existing Construction Documents including Working Drawings and Specifications depicting in detail, all aspects of the Scope of Work described above for review and approval by the Owner.

The Team shall prepare a Construction Document Statement of Probable Cost.

The Architect shall coordinate with the Client and the consultants as required.

Phase IIa, Products:

- Revised Construction Documents, including Working Drawings and Specifications.
- Construction Document Statement of Probable Cost.

Phase IIb, Plan Check:

The Architect shall assist the Client in submitting for Plan Check and shall make all necessary Plan Check Corrections.

Phase IIb Products:

- Plan Check Corrections.

Phase III, Construction Observation:

The Architect shall periodically visit the site at intervals appropriate to the stage of construction or as otherwise agreed by the Architect in writing to become generally familiar with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of such on-site observations as an Architect, the Architect shall keep the Owner informed of the progress and quality of the Work and shall endeavor to guard the Owner against defects and deficiencies in the Work of the Contractor.

The Architect shall be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder by both the Owner and Contractor. The Architect shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written decisions, within a reasonable time, on all claims, disputes, and other matters in question between the Owner and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.

The Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as shop drawings, product data, and samples, but only for conformance with the design concept of the Work and with the information given in the Contract Documents. Such action shall be taken with

reasonable promptness so as to cause no delay. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

It is agreed that the Owner shall hire all Contractors/Subcontractors and handle all certificates for payments. The Owner shall file Notice of Completion and shall be responsible for all matters regarding liens.

The Architect shall meet and coordinate with the Client periodically.

The Architect shall coordinate and collaborate with the other consultants as needed.

The Architect shall prepare a Punch list at the conclusion of the job and shall assist the Owner in the close-out of the project.

The Architect shall prepare a record set of "as builts" depicting field changes at the end of the project.

Phase III, Products:

- Miscellaneous documents.

ADDITIONAL SERVICES

Additional Architectural and Engineering Services for Owner selected improvements to the building shell are available via amendment to this agreement.

The following services are not included in Basic Services:

Providing services and consultants for other than normal Architectural, and Landscape Design, Structural, MEP, and Civil Engineering. Interior Design and Geotechnical Engineering are not a part of this Agreement.

Providing coordination of Work performed by separate Contractors or by the Owner's own forces.

Providing services in connection with the Work of a construction manager or separate consultants retained by the Owner.

Providing detailed estimates of construction cost, analyses of owning and operating costs, or detailed quantity surveys or inventories of material, equipment, and labor.

Providing legal services for the preparation of partywall agreements, easements or right of ways.

Making revisions in Drawings, Specifications, or other documents when such revisions are inconsistent with written approval or instructions previously given, or required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents or are due to other causes not solely within the control of the Architect.

Preparing Drawings, Specifications and supporting data and providing other services in connection with Change Orders to the extent that the adjustment in the Basic Compensation resulting from the adjusted Construction Cost is not commensurate with the services required of the Architect, provided such Change Orders are required by causes not solely within the control of the Architect.

Providing services made necessary by the default of the Contractor, or by major defects or deficiencies in the Work of the Contractor, or by failure of performance of either the Owner or Contractor under the Contract for Construction.

Preparing to serve or serving as an expert witness in connection with any public hearing, arbitration proceeding or legal proceeding.

Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted Architectural practice.

OWNER'S RESPONSIBILITIES

The Owner shall provide full information regarding his requirements for the Project. The Owner shall designate, when necessary, a representative authorized to act in his behalf with respect to the Project. The Owner or his representative shall examine documents submitted by the Architect and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of the Architect.

The Owner shall furnish a Geotechnical Report prepared by a Soil Engineers and/or other consultant's services when such services are deemed necessary by the Architect. Such services shall include test borings, test pits, soilbearing values, percolation tests, air and water conditions, with reports and appropriate professional recommendations.

The Owner shall furnish structural, mechanical, chemical, and other laboratory tests, inspections and reports as required by law or the Contract Documents.

The Owner shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including such auditing services as the Owner may require to verify the Contractor's Applications for Payment or to ascertain how or for what purposes the Contractor uses the monies paid by or on behalf of the Owner.

The services, information, surveys, and reports required above shall be furnished at the Owner's expense, and the Architect shall be entitled to rely upon the accuracy thereof.

If the Owner observes or otherwise becomes aware of any fault or defect in the Project of non-conformance with the Contract Documents, he shall give prompt written notice thereof to the Architect.

The Owner shall furnish information required of him expeditiously as necessary for the orderly progress of the Work.

CONSTRUCTION COST ESTIMATE

Construction Cost does not include the fees of the Architect and consultants, the cost of land, rights of way, or other costs, which are the responsibility of the Owner as previously mentioned.

Cost Estimates prepared by the Architect represent his best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has any control over the cost of labor, materials, or equipment, over the Contractor's methods of determining

bid prices, or over competitive bidding or market conditions. Accordingly, the Architect cannot and does not guarantee that bids will not vary from any cost estimate prepared by him.

PROFESSIONAL FEES

The Professional Fees for Phase Ia through III shall be as listed below, plus reimbursable expenses.

Phase	Fee
Phase Ia, Design Development Revisions	A lump sum of $21,800.00
Phase Ib, Preliminary Governmental Processing,	Hourly
Phase IIa, Modify Construction Documents	A lump sum of $52,500.00
Phase IIb, Plan Check Corrections	Hourly
Phase III, Construction Observation	A lump sum of $35,000.00

Hourly Services and Additional Services, if requested by the Owner in writing, shall be billed at the following hourly rates:

HOURLY FEE SCHEDULE:

ARCHITECT	
Principal	$205/hr.
Licensed Architect	$180/hr.
Draftsperson	$150/hr.
ENGINEERS	
Civil Engineer	$200/hr.
Structural Engineer	$220/hr.
MEP Engineer	$175/hr.
OTHERS	
Landscape Architect	$150/hr.

Once the signed contract is received, we will begin work immediately. Billings shall be made to the Owner monthly in proportion to the Work completed plus reimbursable expenses, and are to be paid within fifteen (15) days of receipt. Invoices outstanding over thirty (30) days shall be subject to 1-1% per month interest charge.

Reimbursable expenses include blueprinting and any unusual expenses incurred and shall be in addition to any fees above. Blueprinting shall be billed at the multiple of 1.1 to cover processing and bookkeeping per the following reimbursable schedule:

Printing	Invoice
Copying	.25/page
In-house Blueprints	$1/sheet
In-house color copies	$1/sheet
Other Expenses	Cost

The fees listed above, and the hourly rates listed are subject to a cost of living increase one year from the date of this Agreement.

TIME OF PERFORMANCE

We estimate the following time frames to complete each phase of work:

Phase	Time to Complete
Phase Ia, Design Development Revisions	3 weeks
Phase Ib, Preliminary Governmental Processing	As required
Phase IIa, Construction Documents Revisions	6 – 8 weeks
Phase IIb, Plan Check	As required
Phase III, Construction Observation	As needed

It is agreed that if suit is filed or informal proceedings are needed to obtain or to enforce payment of the statement, Owner is to pay the Architect, in addition to the amount of the statement and interest thereon, all costs of collection including court costs, and such reasonable attorney's fees as the court may fix, or if collection is obtained without court action, then in the amount of fifteen (15) percent of the total amount due, including interest.

Owner hereby agrees that the balance as stated on the billing from the Architect to Owner is correct, conclusive and binding on the Owner unless Owner, within ten (10) days from the date of the making of the billing, notifies the Architect in writing of the particular item that is alleged to be incorrect. Payment for the Architect's services are not contingent upon the Owner's ability to collect monies due the Owner.

No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to Contractors.

If the Project is suspended by the Owner or abandoned in whole or in part, the Architect shall be paid his compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with reimbursable expenses then due.

DEFAULT

In the event Owner fails to pay the Architect within thirty (30) days after invoices are rendered, Owner agrees that the Architect shall have the right to consider said default a total breach of this Agreement and, upon written notice, the duties, obligations and responsibilities of the Architect under this Agreement are terminated. In such event, Owner shall then promptly pay the Architect all of the fees and charges for services rendered by the Architect.

DELAYS

Neither party shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the other's control.

TERMINATION

This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the other. In the event of termination due to the fault of others than the Architect, the Architect shall be paid his compensation for services performed to termination date, including reimbursable expenses then due and all terminal expenses.

SUCCESSORS AND ASSIGNS

The Owner and Architect each binds himself, his partners, successors, assigns and legal representatives to the other party to this Agreement. Neither the Owner or the Architect shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other.

LIMITATION OF LIABILITY

The Owner agrees to limit the Architect's liability to the Owner and to all Contractors and Subcontractors on the Project, due to professional negligent acts, errors or omissions of the Architect, to the sum of $50,000. or the Architect's fee, whichever is smaller.

CLAIMS BY PARTIES

All claims, disputes, and other matters in question arising out of or relating to, this Agreement or the breach thereof, shall be decided by arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association then obtaining. This Agreement so to arbitrate shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration shall be filed in writing with the other party to the contract and with the American Arbitration Association. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

Should arbitration occur between the two parties relating to the provisions of this Agreement, or any act arising out of the performance of this Agreement, all expenses, collection expenses, witness fees, court costs and attorney's fees shall be paid by the non-prevailing party to the prevailing party.

The Owner agrees that the Architect can not be joined with any other person that is not a party to this Agreement either by joiner or consolidation except by the Architect's written consent.

APPLICABLE LAW

Unless otherwise specified, this Agreement shall be governed by the law of the principal place of business of the Architect.

WARRANTY OF AUTHORITY TO SIGN

The person signing this Agreement warrants he has authority to sign as, and on behalf of, the Owner for whom or for whose benefit Thirtieth Street Architect's services are rendered. If such person does not have such authority, he agrees that he is personally liable for all breaches of this Agreement, and that in any action against him for breach of such warranty a reasonable attorney's fee shall be included in any judgment rendered.

The undersigned hereby acknowledges that he or she has reviewed and accepts all provisions of this Agreement including the payment schedule.

The confirmation is valid for a period of thirty (30) days from the date shown above. If not accepted within thirty (30) days it is void.

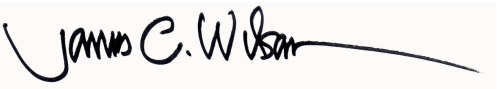
This Agreement executed on the day and year first written above.

OWNER

Authorized Agent

THIRTIETH STREET ARCHITECTS, INC.

John C. Loomis License #C8684
President



James C. Wilson License #C8994
Secretary/C.F.O.

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Public Works Prepared By: Adrian Escamilla Staff Member Presenting: Tito Haes, Executive Director Public Works Reviewed By: Bonnie Tam, Andrea Ampig Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH HOLT ARCHITECTS, INC. FOR THE POLICE DEPARTMENT MEDIA ROOM DESIGN

RECOMMENDATION: That the City Council take the following actions:

A. Authorize the City Manager or his designee to execute Amendment No. 8 to the Design Services Agreement with Holt Architects, Inc., of Palm Desert, California, for the Ontario Police Department Media Room design in the amount of $273,918 for a total not-to-exceed contract amount of $1,328,984; and
B. Authorize the City Manager or his designee to execute all documents required for the completion of the project including, but not limited to, contracts, agreements, assessments, easements, reduction of retention accounts, and filing a notice of completion at the conclusion of all construction related activities.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Fiscal Year 2023-24 Adopted Budget includes appropriations in the Cable Access Fund for the Ontario Police Department Media Room design. The recommended Amendment will increase the contract amount by $273,918 for a total not-to-exceed contract amount of $1,328,984. The total contract amount of $1,328,984 includes on-call work performed for various citywide projects, including the Ontario Police Department Master Plan and Real Time Information Center and Training Division design.

BACKGROUND & ANALYSIS: On January 21, 2020, the City Council authorized a Design Services Agreement with Holt Architects, Inc. for on-call architectural, space planning, and engineering design services. On October 17, 2023, the City Council approved Amendments No. 6 and 7 to the Design Services Agreement with Holt Architects, Inc. for the Ontario Police Department Real Time Information Center and Training Division design and the Ontario Police Department Master Plan

design respectively.

The Media Room design will include improvements to the lobby area, formerly the museum, to incorporate a media room to accommodate the creative media team. The design will include interior renovations for new office equipment, audio and visual equipment, and a new conference area for media events. Staff recommends authorizing Amendment No. 8 to the Design Services Agreement with Holt Architects, Inc. for $273,198 for a total contract amount not-to-exceed $1,328,984.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

DEBRA PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 8 TO THE DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND HOLT ARCHITECTS, INC.

1. Parties and Date.

This Amendment No. 8 to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and **Holt Architects, Inc.**, a **California CORPORATION ("Consultant")** City and **Consultant** are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled "On-call Architectural, Space Planning and Engineering Design Services" dated January 1, 2020 ("Agreement").

2.2 Amendment Purpose. The City and **Consultant** desire to amend the Agreement toincrease the not-to exceed compensation amount to **Two Hundred Seventy - Three Thousand, Nine Hundred Eighteen Dollars ($273,918),** and amend the task list . The Parties have heretofore entered into that Amendment No. 1 dated March 30, 2020, Amendment No. 2 dated March 15, 2022 and that Amendment No. 3 dated April 19 , 2022, Amendment No. 4 dated February 7, 2023, Amendment No. 5 dated February 7, 2023, Amendment No. 6 dated October 17, 2023 and Amendment No. 7 dated October 17, 2023;.

2.3 Amendment Authority. This Amendment No. 8 is authorized pursuant to Section **3.1.1** of the Agreement.

3. Terms.

3.1 Services

Consultant shall provide the City with the Services described in the Scope of Services attached as Exhibit "A".

3.10.1 Consultant's Compensation for Basic Services.

"In no event shall the total amount paid for services rendered by Consultant exceed the sum of **One Million, Three Hundred Twenty - Eight Thousand,**

Nine Hundred Eighty-Four Dollars ($1,328,984). This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice (per task) which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis."

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 8, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 8. From and after the date of this Amendment No.8 whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 8.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 8.

3.4 Severability. If any portion of this Amendment No. 8. is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR AMENDMENT NO. 8 TO THE DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND HOLT ARCHITECTS, INC.

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 8 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

HOLT ARCHITECTS, INC.

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

[If Corporation, TWO SIGNATURES, President OR Vice President AND Secretary OR Treasurer REQUIRED]

HOLT ARCHITECTURE

Original Date: February 7, 2024

Liz Zazueta
City of Ontario Police Department
2500 S. Archibald Avenue
Ontario, CA 91761

RE: ONTARIO POLICE DEPARTMENT – MEDIA ROOM TENANT IMPROVEMENT

Dear Liz:

Holt Architecture is pleased to provide you with this Proposal for Architectural and Engineering Services for the above-referenced Project.

Our understanding of the Scope of Work is as follows and outlined in the attached Exhibit 'A' – Scope of Work Plan.

A. Scope of Work:
We understand the Department is intending to complete an interior renovation to convert the previous Museum space into a new Media Room as identified in the attached exhibit. The currently identified Area of Work consists of approximately 1,700 SF with a majority of it consisting of the two-story height Exhibit Space.

Additionally, various ADA deficiencies have been identified on the site (existing ADA parking stalls and associated paths of travel) and inside the building. See attached "ADA Scope of Work" exhibit for additional information.

Supporting building systems (structural, mechanical, electrical, plumbing, technology) modifications necessary to support the new spaces are included in the Scope of Work.

A. Scope of Services:
The customary Architectural and Engineering development phases are included in this Proposal as follows:

- Due Diligence / Preliminary Design
- Design Development
- Construction Documents
- Agency Review / Approval
- Bid Assistance
- Construction Administration

Civil, Structural, Mechanical, Electrical, Plumbing, and Technology Engineering services are included in this Proposal.

B. Assumptions / Exclusions:

1. LEED design/certification is not required.
2. Low-Voltage System design is included in this Proposal.
3. Structural System modification / retrofit is not included in this Proposal. It is assumed all necessary modifications to support the new design can be provided in the Scope of Work so as to not require a retrofit of the existing area/facility.
4. All Building Systems have sufficient capacities to support the new designs. Studying upsizing existing systems may require additional services to be reviewed with the OPD project team.
5. Electrical Circuit Tracing is not included in this Proposal. If circuits supporting existing spaces within the Area of Work are unknown, circuit tracing can be provided as additional services to be reviewed with the Owner.
6. Exterior building improvements with exception of the ADA specific items noted in the attached exhibit are not included in this Proposal.
7. Fire Alarm / Fire Sprinkler System design and system evaluations are not included in this Proposal and are intended to be listed as a Deferred Approval.

C. Schedule:

Upon receipt of a Purchase Order, an Overall Project Schedule will be developed in collaboration with the OPD project team to establish critical milestones and completion timelines.

D. Compensation:

We propose to accomplish the above Scope of Services as a lump-sum, fixed fee to be billed as a percentage of completion monthly as follows:

• Base Services		229,570
	SUB-TOTAL	**$244,570**
Fee Contingency (10%)		$24,457
Reimbursable Allowance (2%)		$4,891
	BASE SCOPE FEE TOTAL	**$273,918**

Reimbursable expenses will accompany the monthly invoices. If the Scope of Work or the costs of Construction increase by more than 10%, our Compensation shall be adjusted accordingly. This proposal is valid for sixty (60) days from the date of this letter.

We appreciate the opportunity to be of service to you. Please contact me with any questions regarding this proposal.

Sincerely,

HOLT ARCHITECTURE

Matt Acton, NCARB
Principal

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Joline Neal Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NJBSOFT LLC FOR COMPLIANCE WORKFLOW AUTOMATION SOFTWARE

RECOMMENDATION: That the City Council approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to Professional Services Agreement with NJBSoft LLC, of Phoenix, Arizona, for the use of SAMS Water, Cross Connection, and Industrial Pretreatment Program Compliance Software modules in the amount of $50,000 for Fiscal Year 2023-24, with the unilateral option to extend the Agreement for up to two successive one-year periods (FY2024-25 to FY2025-26); and authorize the annual cost of $50,000 per year, for a total not-to-exceed amount of $275,500 consistent with City Council approved budgets.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The Fiscal Year 2023-24 Adopted Budget includes appropriations in the Water and Sewer Operating Funds to cover the cost for annual licensing for SAMS Water, Cross Connection, and Industrial Pretreatment Program Compliance Software modules. The proposed Amendment to the Professional Services Agreement increases the authorized contract amount by $50,000 for a revised new total not-to-exceed amount of $175,500. Should the City exercise the remaining two successive one-year extensions, the projected total amount to be expensed for the five years would amount to a total not-to-exceed amount of $275,500. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: The Ontario Municipal Utilities Company's (OMUC) Environmental and Water Quality Programs implemented automated workflow software on March 1, 2022. The original Agreement was for setup, implementation, deployment of the program, and user training. Prior to implementation of this automated workflow system, Staff managed all data and compliance tracking in a standard spreadsheet software program. The additional costs per year will include annual license costs for Water, Cross Connection, and Industrial Pretreatment Program Compliance.

The software is now live, and it is being utilized to manage environmental compliance with

industrial waste permits (issued by the City), drinking water data analysis, backflow prevention assembly testing, and recycled water inspection and testing. The software maintains facility and asset information (inventory); tracks regulatory and reporting due dates; generates reports for local, state, and federal regulatory reporting; determines compliance with state and federal water quality regulations; and provides a customer portal to electronically submit test results.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

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MAYOR

DEBRA PORADA
MAYOR PRO TEM

ALAN D. WAPNER
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COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

NOTICE TO EXTEND AGREEMENT

Amendment No. 2

January 8, 2024

NJBSoft, LLC
202 East Earll Drive, Suite 110
Phoenix, AZ 85012

Re: Notice to Extend Agreement with NJBSoft, LLC, Amendment No. 2.

Dear Pranam Joshi:

As you know, the City of Ontario ("City") and NJBSoft, LLC ("Consultant") entered into a Professional Services Agreement dated March 16, 2022 (the "Agreement"). The term of the Agreement is set to expire on March 1st, 2024.

Pursuant to the Agreement, the City has the sole discretion to renew the Agreement for an additional one-year term. Through this letter, the City hereby extends the term of the Agreement an additional one-year and increases the dollar value by $50,000 for a new total not-to-exceed amount of $175,500. The terms and conditions of the Agreement shall remain the same.

If you have any questions, please don't hesitate to contact Joline Neal, Water Quality Programs Manager, at (909) 395-2652 or email JNeal@ontarioca.gov.

Sincerely,

Scott Ochoa
City Manager

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Economic Development Prepared By: Karla Tavera Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 12

SUBJECT: DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT MANAGEMENT AND DISBURSEMENT AGREEMENT

RECOMMENDATION: That the City Council approve a Management and Disbursement Agreement with the Downtown Ontario Improvement Association for the administration of the Downtown Ontario Community Benefit District.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is no direct fiscal impact associated with this action. The County of San Bernardino Tax-Collector will collect the assessment payments and send them to the City twice a year. This arrangement lets the City pass on the collected money to the Downtown Ontario Improvement Association. It is estimated the total amount of collected assessments will be around $487,000.

BACKGROUND & ANALYSIS: On January 16, 2024 the City Council approved a 10-year renewal of the Downtown Ontario Central Business District (the District) following voter approval by property owners within the District. The purpose of the District is to provide services and improvements benefitting Downtown property owners which enhances public safety, cleanliness and economic development in Downtown.

There is currently an existing Board of Directors responsible for administering and managing the day-to-day operations of the District. The Management and Disbursement Agreement allows the City to transfer collected assessments to the Management Corporation, known as the Downtown Ontario Improvement Association (DOIA), in order to provide all necessary services to the district.

MANAGEMENT AND DISBURSEMENT AGREEMENT

by and between

CITY OF ONTARIO,
a California Municipal Corporation,

and

DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION,
a California Non-Profit Public Benefit Corporation

March 19, 2024

This Management and Disbursement Agreement ("Agreement") between the City of Ontario, a municipal corporation, (the "**City**") and the Downtown Ontario Improvement Association, a California Non-Profit Public Benefit Corporation, (the "**DOIA**") is entered into this 19th day of March 2024 ("Effective Date"). City and DOIA shall respectively be referred to as the "Party" or collectively as the "Parties."

RECITALS

WHEREAS, on January 16, 2024, the City Council adopted Resolution No. 2024-002, approving the renewal of the Downtown Ontario Community Benefit District of 2019 ("District") pursuant to the California Streets and Highway Code, Section 36660 for an additional ten (10) year term; and

WHEREAS, the Management District Plan for the District ("District Plan") and Engineer's Report that provide the legal basis for the District describe and set forth the intended particular and special benefit the property owners in the District will receive from the ongoing services, including, security, sidewalk maintenance, beautification, promotional, and marketing activities and improvements to be provided by the DOIA through implementation of the District Plan (the "District Plan Improvements"); and

WHEREAS, the City through a District ballot held on Jnaury 16, 2024 received more than 50% weighted approval to levy and collect the property tax assessments for use and administration pursuant to the District Plan; and

WHEREAS, the District Plan Improvements will be funded through an annual levy of special assessments upon real property within the District (the "Assessments"), commencing Fiscal Year 2024-25 and continuing for ten (10) consecutive years through Fiscal Year 2033-34. For purposes of levying and collecting the Assessments within the District, a fiscal year shall commence on each July 1 and end on the following June 30; and

WHEREAS, DOIA is responsible for implementing the District Plan; for creating a District budget and policies to comply with the District Plan; for preparing and filing quarterly and annual reports with the City reflecting compliance with the District Plan; and for overseeing the day-to-day implementation of the District Plan Improvements; and

WHEREAS, the Parties desire to enter into an Agreement in order to coordinate their respective activities necessary for the successful operation, administration and implementation of the District Plan and District Plan Improvements.

NOW THEREFORE, the recitals set forth above are incorporated herein by this reference and the Parties to this Agreement do hereby covenant and agree as follows:

1. Scope of Disbursement Duties. DOIA agrees to promptly perform all duties specified in the District Plan, attached hereto as **Exhibit A**, incorporated herein by this reference, and on file with the City Clerk. DOIA and the City shall each respectively designate an individual or individuals who shall be responsible for communications with each other for the duration of this Agreement. Nothing in this Agreement shall be construed to require DOIA to perform as specified in the District Plan if funds are not available to perform those duties due to lack of funding from Assessments or other revenues from operation of the District (the "District

Revenues"). DOIA shall notify City in writing as soon as DOIA is aware that District Revenues are insufficient or not available to perform duties specified in the District Plan.

2. Method of Performing Disbursement Duties. The method, details and means of performing the disbursement of District Revenues shall be as described in the District Plan attached hereto as **Exhibit A**, and as set forth herein (the "Disbursement Duties"). In the event of any conflict between the District Plan and this Agreement, disbursement of District Revenues shall be for the special benefits described in the District Plan.

3. District Term. DOIA's Disbursement Duties shall begin on December 1, 2024, or as soon as the first year Assessments have been transferred to the DOIA. DOIA shall complete their Disbursement Duties by December 31, 2034 , subject to the annual review and termination provisions in section 13 of this Agreement.

4. DOIA Responsibilities.

4.1 Program Implementation and Operation. DOIA shall be fully responsible for developing, implementing, directing and operating the District Plan. DOIA assumes all responsibility for completing activities required to implement the District Plan and its programs.

4.2 Competitive Bidding. DOIA shall competitively bid all contracts over $25,000 and shall keep and provide copies of all bids submitted for review to any affected property owners or to the City upon request. The lowest bidder will not necessarily receive the contract that is bid. The quality, performance, and experience of bidding contractor shall be taken into consideration prior to the awarding of each contract. The maximum contract term shall be three (3) years for competitively bid projects, unless the contractor provides a 60-day escape clause, without cause, in their agreement with the DOIA.

4.3 Separate Bank Account for District Revenues. All District Revenues received by DOIA pursuant to this Agreement shall be held in a bank account separate and apart from any other funds managed or administered by DOIA, and shall not be co-mingled with any other funds (the "Account"). Copies of all DOIA District Revenue Account statements shall be made available to the City upon request. DOIA shall provide the City with evidence of the establishment of the required District Revenue Account prior to the City transferring any Assessments to the DOIA.

4.4 Use of Downtown Ontario Community Benefit District or DOIA Name. The name "Downtown Ontario Community Benefit District" or the "Downtown Ontario Improvement Association" as its management corporation, or an appropriate abbreviation, shall appear on all marketing and promotional materials funded in part or in whole by District Revenues.

4.5 Reporting to Property Owners within the District. A statement of activities/programs funded by District Revenues, and the cost of each such activity or program shall be mailed to every property owner within the District by January 31st of each year during the Term (the "Activity Statement"). A copy of the Activity Statement and a list of

property owner names and addresses shall be provided to the City no later than January 15th of each year during the Term.

4.6 Open Meetings Laws. DOIA shall comply with the open meeting requirements of the Ralph M. Brown Act, commencing with California Government Code section 54590 *et seq.* with regard to its performance of this Agreement.

4.7 Program and Budget Reports.

4.7.1 Reports, Work Plans and Budgets. On or before April 30, 2024 and quarterly thereafter, the DOIA shall submit quarterly reports to the City. The Board minutes and Committee minutes taken by the DOIA and provided to the City, may serve in the capacity of these quarterly reports to the City provided that the Board minutes and Committee minutes are chronologically organized and the summary of key accomplishments, expenditures, work and planning efforts authorized by the District Plan are included ("the Quarterly Reports"). The Quarterly Reports and Annual Work Plan and Budget shall be prepared in accordance with Sections 36533 and 36622 of the Streets and Highways Code, and Article XIII.D of the California Constitution. If changes to the Annual Report and Budget are requested that would require a public hearing and/or a public meeting pursuant to state law, or which would affect the Assessment database and resulting budget of the upcoming fiscal year, then such modification shall be submitted prior to May 1st of each year. The City must report any changes to the database or boundaries to the County by July 15th of each year during the Term. The Budget for any year shall not be effective until approved by the City.

4.7.2 Budget. Each program or activity specified in the District Plan and succeeding programs and activities shall be implemented within the approved budget amounts in accordance with the District Plan and this Agreement. Any obligations or expenditures not specifically budgeted shall not be paid from District Revenues and shall not constitute a debt of the City.

4.7.3 City's General Fund Not Liable. Neither the City's General Fund, nor any other City fund, revenue source, or any other City monies, *except* the actual Assessment for property the City owns in the District, shall be collected from the County and transferred to the DOIA. The City shall only be responsible for payment of its property Assessment as a property owner in the District. All Parties acknowledge and agree that any unpaid Assessments in the District are not a debt of the City, nor a legal or equitable pledge, charge, lien or encumbrance upon any City property or upon City income, receipts or revenues.

4.8 Financial Statements.

4.8.1 Annually in conjunction with the Annual Report and Budget, DOIA shall prepare financial statements that document the disposition, commitment, and line item expenditures of all District Revenues received during the previous

calendar year (the "Financial Statement"). The Financial Statement shall be prepared by a Certified Public Accountant (CPA) acceptable to, and approved in writing, by the City. The City may request a full audit of the Financial Statement, if in its sole and absolute discretion, the City believes such an audit is necessary.

4.8.2 The City's review of the Financial Statement shall be conducted in accordance with Government Auditing Standards (2018 and subsequent revisions) prescribed by the Comptroller General of the United States. All other audits, if requested by the City, shall be prepared in accordance with Generally Accepted Accounting Principles in the United States of America.

4.8.3 Any District Revenues necessary to cover DOIA's portion of the Financial Statement shall be set aside in the Budget.

4.8.4 The Financial Statement shall be delivered to the City at the same time as the Annual Report and Budget, however in no event later than sixty (60) days after the close of the DOIA's fiscal year (currently December 1st – November 30th). The DOIA shall notify the City in writing prior to any change in the dates of the DOIA's fiscal year.

4.9 Program Coordination. DOIA shall complete its Disbursement Duties and shall cooperate with the City in the implementation of the District Plan, including program development and coordination of District activities with City functions.

4.10 Assessment Records. DOIA shall maintain a complete database for each parcel assessed within the District, containing the following information:

4.10.1 Assessor's Parcel Number

4.10.2 Street Address

4.10.3 Name and Address of Owner(s) of Record

4.10.4 Amount of the Assessment Levied

4.10.5 Proportionate Financial Obligation Imposed, compared to District

4.10.6 Assessment Calculations, including all variables used

DOIA agrees to maintain such information and make it available to the City and property owners within the District during regular business hours.

4.11 Annual Assessment Preparation. By May 15th, of each operating year, DOIA shall provide the City with Assessment data for the subsequent tax year (July 1 – June 30), in a format prescribed by City. The Assessment data shall include all of the information required in "Assessment Records," paragraph 4.10 herein above.

4.12 Liaison with Community. DOIA shall maintain on-going communication and coordination with District property owners, residents and property owners, which shall include:

4.12.1 *Annual Meeting.* At its own cost and expense, DOIA shall organize and conduct, at a minimum, one annual public meeting to be noticed in writing mailed to all record owners of property in the District. This meeting will be conducted at a location convenient to the District. A City representative may attend as a member of the panel to provide information and assistance.

4.12.2 *Other Events*. Such other events and activities involving District members that encourage attainment of the District goals and objectives.

4.12.3 *Cost and Expense Records*. DOIA shall maintain full and complete records of activities performed under this Agreement. Such records shall be open to inspection by the City, and shall be maintained for a minimum of four (4) years after the termination of this Agreement.

4.12.4 *Payment of Taxes*. DOIA is responsible for paying, when due, all taxes, including income taxes, if any, including estimated taxes, incurred as a result of activities completed under this Agreement. On request, DOIA will provide City with proof of timely payment of any taxes. DOIA agrees to indemnify and defend City with counsel acceptable to the City for any claims, costs, losses, fees, penalties, interest or damages suffered by City resulting from DOIA's failure to comply with this provision.

4.12.5 *Payment of Expenses*. DOIA will be responsible for all expenses incurred in performing its Disbursement Duties under this Agreement.

4.12.6 *Tools, Materials and Equipment.* DOIA will supply all tools, materials and equipment required, if any, to perform the Disbursement Duties.

4.12.7 *Compensation*. DOIA agrees and understands that it shall receive no compensation for any of the Disbursement Duties or other obligations set forth in this Agreement.

5. City Responsibilities.

5.1 Administration. This Agreement shall be administered by the City Manager or his/her designee (referred to herein as "City") on behalf of the City. The City agrees to:

5.1.1 Coordinate the collection of the annual Assessment through an agreement with the County of San Bernardino; ensure the billing of those public or tax-exempt entities not billed through the County of San Bernardino property tax billing procedures; and monitor the payment process to obtain timely payment of Assessments by public entities and other tax-exempt District property owners.

5.1.2 Provide timely District property tax roll information to the County of San Bernardino Auditor-Controller to include the annual Assessment amounts on the County's property tax bills;

5.1.3 Provide general information to DOIA, the assessed property owners, and the public;

5.1.4 Direct the disbursement of collected Assessments to DOIA in accordance with this Agreement and the approved Annual Report and Budget;

5.1.5 Use its best efforts to distribute the Assessments to the DOIA in a prompt manner; and

5.1.6 Perform other related tasks, as agreed to by the City.

5.2 Discrepancies and Assessment Disputes. The City may assist with the resolution of any discrepancies in individual Assessment amounts or calculations and has the authority to:

5.2.1 Conduct reviews and or audits of any Assessment related data; verify Assessment data as compiled by any consultant, sub-consultant, or other third-party hired by DOIA; perform field or on-site inspections to verify the accuracy of Assessment data or investigate any Property owner claims concerning the accuracy of any Assessment data.

5.2.2 Recalculate the Assessment amount due and request the San Bernardino County Auditor-Controller (the "CAC") to make the requested adjustments. Provided however (i) the City shall not increase any Assessment beyond that of the maximum annual Assessment as defind in the Engineer's Report as a result of any recalculation request; and (ii) in the event the CAC does not honor the City's request to recalculate the Assessment the City shall not be liable in any way for any Assessments other than its own, and shall not be obligated to pursue any action against the CAC to obtain any adjustment or recalculation.

5.3 Disbursements. The annual District Assessments will be collected through the County property tax collection procedures and will be transmitted to the City pursuant to agreements between the City and County. Except for the costs defined in Paragraph 6, below, City shall disburse the collected Assessments to DOIA pursuant to the terms and conditions of this Agreement. The City shall not be obligated to disburse Assessments which have not been collected. Upon request by DOIA and with approval of the City subject to compliance with this Agreement, any Assessments received by the City that are in excess of the annual Assessment (delinquent Assessments, penalties, interest, etc.) shall be disbursed to the DOIA upon receipt.

5.3.1 Assessment Disbursement Schedule. Contingent upon receipt of District Assessment funds from the County of San Bernardino and contingent upon DOIA's compliance with this Agreement and the District Plan, the City shall disburse to the DOIA the Assessments received from the County on or about the following dates and in accordance with the following percentages. Said

disbursements shall include an accounting of the property Assessments paid per parcel. On or about:

December 20th	Approximately fifty percent (50%) of annual Assessment received from the County, or the full amount transferred by the County to the City in the December installment, whichever is greater. This distribution shall also include those Assessments authorized to be collected by the City for tax-exempt parcels within the boundaries of the District.
April 30	Approximately fifty percent (50%) of the annual Assessment received from the County, or the full amount transferred by the County to the City in the April installment, whichever is greater. This distribution shall also include those Assessments authorized to be collected by the City for tax-exempt parcels within the boundaries of the District.
June 20th	Any additional Assessment amounts transferred to the City that were collected during the fiscal year (terminating on June 30th) and transferred to the City, shall be forwarded to DOIA based on the schedule set forth in this 5.3.1. Said additional amounts may include any delinquency or penalty amounts from the late or non-payment of Assessments by any property owner in the District. This distribution shall also include those Assessments authorized to be collected by the City for tax-exempt parcels within the boundaries of the District.

5.4 Subsequent Adjustments. If there is an adjustment in the Disbursement due to changes in receipts of the District, such Disbursement may be adjusted in the following year. The City shall not be responsible for delays in payment due to delays in transmittal by the County.

5.5 City Review of Financial Summary. The City reserves the right at any time to request a current financial summary of all District Revenues committed and/or spent during the previous quarter(s) from DOIA. DOIA shall submit such financial summary to the City within thirty (30) business days of the City's request. The City reserves the right to review the summary and to refuse to disburse any further installments if it is not satisfied with the statement or with regard to the propriety of DOIA's commitment or expenditure during the previous quarter(s).

6. Costs and Expenses. The Parties acknowledge that the County of San Bernardino will deduct from the funds collected on behalf of the District the County's administrative costs for the collection and distribution of Assessments to the City (the "County Administrative Costs"). All distributions of Assessments from the City to the DOIA will be net of the County Admnisitrative Costs and the City shall not be responsible for distributing any additional proceeds.

7. Ownership of Documents. The designs, plans, reports, files invoices, investigation materials documents prepared or acquired by or for DOIA pursuant to this Agreement become the joint property of the City and DOIA. DOIA agrees to exercise diligence in providing for the secure storage of all such materials and to provide copies for official City records upon request from City.

8. Independent Contractor. It is expressly agreed that in the performance of this Agreement, DOIA is an independent contractor and is not an employee of City. DOIA retains the right to control and supervise its activities, and employment, direction, compensation and discharge of all persons assisting DOIA in the performance of this Agreement. DOIA shall be solely responsible for all matters relating to the payment of its employees, including compliance with social security, withholding and all other regulations governing such matters, and shall be solely responsible for DOIA's own acts and those of DOIA's subordinates and employees.

9. DOIA Not Agent of City. Neither DOIA nor any of its employees, agents, representatives or subcontractors are or shall be deemed to be agents of the City for any purpose, including fulfillment of DOIA's obligations pursuant to this Agreement.

10. DOIA's Qualifications. DOIA represents that it has the qualifications and skills necessary to perform the Disbursement Duties under this Agreement in a competent and professional manner without the advice or direction of City. Failure to perform all of the Disbursement Duties constitutes a material breach of this Agreement and is cause for termination.

11. Non-Exclusive Relationship. DOIA may perform services for, and contract with other clients, persons or companies in its sole discretion so long as such services and contracts do not breach this Agreement.

12. The DOIA. DOIA shall, at all times, comply with all requirements of the Property and Business Improvement District Law of 1994, commencing with Section 36600 *et seq.* of the California Streets and Highway Code.

13. Term and Termination. This Agreement shall become effective on the Effective Date and terminate on December 31, 2034 (the "Term"); unless it is otherwise extended by mutual written agreement of the Parties.

    13.1 *Early Termination*. Either Party may terminate this Agreement at any time upon giving the other Party thirty (30) days written notice.

    13.2 *Termination for Default*. If either Party defaults in the performance of any of the terms and/or provisions to be performed by a Party pursuant to this Agreement, then the non-defaulting Party shall provide written notice to the defaulting Party describing the default and requesting a cure ("Default Notice"). If such default is not cured within thirty (30) days (or such other time as agreed to by written agreement of the Parties if the default is not susceptible to cure within said thirty-day period) after the Default Notice is mailed or delivered, then the non-defaulting Party may terminate this Agreement. To the extent the alleged default concerns or relates to the use or expenditures of District Revenues, DOIA shall hold all unencumbered District Revenues in an escrow account until the default is cured.

14. Inspection of Books and Records. During the Term, and for a period of four (4) years after the Term, or two (2) years after the closure of any disputed matter, whichever occurs later, (the "Audit Period"), DOIA shall maintain financial and operational records related to this Agreement, which include, but are not limited to, the Annual Financial Statements, the Annual Reports and Budgets and any audits (the "Books and Records"). Within fifteen (15) days of a City request to inspect Books and Records, DOIA shall make all Books and Records open to inspection by the City, or its designee during normal business hours.

15. Non-Discrimination in Employment. DOIA certifies and agrees not to discriminate against any employee or person who is subject to this Agreement because of race, color, religion, religious belief, national origin, ancestry, citizenship, age, sex, sexual orientation, marital status, pregnancy, parenthood, medical condition, or physical or mental disability. Evidence of discrimination shall be sufficient cause for termination of this Agreement.

16. Public Liability and Property Damage Insurance. DOIA shall assume all responsibility for damages to property and injuries to persons, including accidental death, which may arise out of or may be caused by DOIA's performance of this Agreement, by its subcontractors or by anyone DOIA directly or indirectly employed, and whether such damage or injury may accrue, or may be discovered, before or after termination of this Agreement. At its own expense, DOIA shall obtain, pay for and maintain during the life of the Agreement an "occurrence" policy for Commercial General Liability (including Contractual Liability) and for Automobile Liability which shall protect it and Owner from claims for injuries and damages. The policy shall name the "The City of Ontario, the Ontario Successor Agency, their officers, agents and employees" as additional insureds under the policy in the following amounts:

16.1 COMMERCIAL GENERAL LIABILITY INSURANCE in an amount not less than Two Million Dollars ($2,000,000) per occurrence for personal injuries, including accidental death, to any one person; property damage insurance in an amount not less than Two Million Dollars ($2,000,000) and subject to the above limits and combined single limit of insurance in an amount not less than Three Million Dollars ($3,000,000); and

16.2 AUTOMOBILE LIABILITY INSURANCE endorsed for all vehicles (whether rented, leased, hired, scheduled, owned or non-owned), in an amount not less than One Million Dollars ($1,000,000) per occurrence for personal injuries, including accidental death, to any one person; property damage insurance in an amount not less than One Million Dollars ($1,000,000) and subject to the above limits and combined single limit of insurance in an amount not less than One Million Dollars ($1,000,000).

16.3 At all times, the insurance company issuing said policy shall be an "admitted" insurer in the State of California; shall be domiciled within, and organized under the laws of, a state of the United States; and shall carry an A.M. Best & Company minimum rating of AA:VII.

16.4 All policies shall contain a "Severability of Interest" clause and a "Primary Coverage" clause for any loss arising out of or caused by DOIA's performance of the Agreement. In addition, the policies shall contain a statement of obligation on the insurance

carrier's part to notify City, by registered mail, at least thirty (30) days in advance of any policy cancellation, termination or reduction in the amount of coverage.

16.5 DOIA shall deliver to City a "certificate of insurance" and an "additional insured endorsement", both documents countersigned by the insurance carrier or its authorized representative, on forms satisfactory to the City Attorney, which set forth the above provisions. The DOIA shall submit this certificate of insurance by March 19, 2024.

16.6 The countersigned certificate, along with the additional insured endorsement, shall state: "The City of Ontario, the Ontario Successor Agency, their officers, agents and employees are named as additional insureds under this policy. This insurance is primary to the coverage of the City of Ontario and the Ontario Successor Agency. Neither the City nor the Ontario Successor Agency or any of their insurers shall be required to contribute to any loss. This policy contains a severability of interest clause. The issuing company shall mail thirty (30) days advance notice to the City of any policy cancellation, termination or reduction in the amount of coverage."

16.7 Additionally, the certificate of insurance shall state if any claim has been paid or is currently pending under the policy, and if so, the amount of the claim(s) and the amount of liability limits as lowered by the paid or pending claim(s). Any deductibles or self-insured retentions shall be set forth on the certificate and shall be subject to City's review and approval.

16.8 Workers' Compensation Insurance. DOIA understands and agrees that all persons furnishing services to DOIA under this Agreement are, for the purpose of workers' compensation liability, employees solely of DOIA and not of City. DOIA shall bear the sole responsibility and liability for furnishing workers' compensation benefits to its employees, or anyone it directly or indirectly employs, for injuries arising out of or connected with services performed on behalf of DOIA.

16.8.1 At its own expense, DOIA shall obtain, pay for, and maintain for the duration of the Agreement, complete workers' compensation insurance. DOIA shall provide proof of workers' compensation coverage by delivering to City either an insurance certificate or a certificate of consent to self-insure. The City shall not be responsible for any claims at law or in equity caused by DOIA's failure to comply with this paragraph. All workers' compensation insurance policies shall bear an endorsement, or shall attach a rider, which provides that the insurer will notify City, by registered mail, at least thirty (30) days in advance of the policy's expiration, termination or cancellation and which provides a waiver of subrogation as to the City.

16.9 DOIA's Failure to Obtain, Pay For, or Maintain Insurance. DOIA shall deliver to City the required certificate(s) of insurance and endorsement(s) before City signs this Agreement. DOIA's failure to obtain, pay for, or maintain any required insurance shall constitute a material breach upon which City may immediately terminate or suspend this Agreement. In the event of any termination or suspension, City may use the services of another consultant or consultants, without City incurring any liability to DOIA. At its sole discretion, City may obtain or renew DOIA's insurance, and City

may pay all or part of the premiums. Upon demand, DOIA shall pay City all monies paid to obtain or renew the insurance. City may offset the cost of the premium against any monies due DOIA from City.

17. Laws. The DOIA shall comply with all laws, statutes, ordinances and rules of all applicable governmental authorities unless the Owner is contesting or has affirmed its intention to contest any such law, statute, ordinance, rule, regulation, order, or requirements pursuant thereto and the City provides written agreement such contest is valid.

18. Indemnification. Throughout the term of this Agreement, as and from the date hereof, DOIA agrees to defend, indemnify and hold harmless to the maximum extent permitted by law, the City of Ontario, the Ontario Successor Agency, its officers agents and employees ("Indemnitees"), from and against any and all liabilities, suits, proceedings, judgments, claims, charges, damages, liens, causes of action, losses or injuries (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless of whether the allegations are false, fraudulent or groundless), costs and expenses (including attorney's fees for counsel acceptable to City, litigation, arbitration, mediation, appeal expenses) which in whole or in part arise out of or are connected with acts or omissions of, performance of, or breach of this Agreement by DOIA or DOIA's independent contractors, agents, employees or delegates. In the event of any such claim, demand, proceeding or lawsuit against the Indemnitees, DOIA agrees to assume the immediate defense of Indemnitees by hiring and paying for legal counsel acceptable to City. DOIA's obligations under this paragraph shall apply, regardless of any sole, active and/or passive negligence of City, regardless of any willful misconduct of Indemnitees, and regardless of the degree of DOIA's or Indemnitee's fault in causing the harm that results in the claim, demand, proceeding or lawsuit.

19. Political Prohibition. Subject to applicable State and Federal laws, monies paid pursuant to this Agreement shall not be used for political purposes, sponsoring or conducting candidate's meetings, engaging in voter registration activity, nor for publicity or propaganda purposes designed to support or defeat legislation pending before federal, state or local government.

20. Conflict of Interest

20.1 DOIA certifies that no member of, or delegate to the Congress of the United States shall be permitted to share or take part in this Agreement or in any benefit arising therefrom.

20.2 DOIA certifies that no member, officer, or employee of the City who exercises any functions or responsibilities with respect to the programs or projects covered by this Agreement, shall have any interest, direct or indirect in this Agreement, or in its proceeds during his/her tenure or for one year thereafter.

20.3 DOIA shall immediately notify the City of any real or possible conflict of interest between work performed for the City and for other clients served by DOIA.

20.4 DOIA warrants and represents, to the best of its present knowledge, that no employee of the City who has been involved in the making of this Agreement, or who is a member of a City Council, board, or commission which has been involved in the making of this Agreement whether in an advisory or decision-making capacity, has or

will receive a direct or indirect financial interest in this Agreement in violation of the rules contained in California Government Code Section 1090 *et seq*., pertaining to conflicts of interest in public contracting. DOIA shall exercise due diligence to ensure that no such employee will receive such an interest.

20.5 DOIA further warrants and represents, to the best of its present knowledge and excepting any written disclosures as to these matters already made by DOIA to City, that no employee of the City who has participated in decision-making concerning this Agreement or has used his or her official position to influence decisions regarding this Agreement, has an economic interest in DOIA or this Agreement. For purposes of this paragraph, an official is deemed to have an "economic interest" in any (a) for-profit business entity in which the official has a direct or indirect investment worth $2,000 or more, (b) any real property in which the official has a direct or indirect interest worth $2,000 or more, (c) any for-profit or non-profit business entity in which the official is a director, officer, partner, trustee, employee or manager, or (d) any source of income or donors of gifts to the official (including non-profit entities) if the income or value of the gift totaled more than $500 the previous year. DOIA agrees to promptly disclose to City in writing any information it may receive concerning any such potential conflict of interest. DOIA's attention is directed to the conflict of interest rules applicable to governmental decision-making contained in the Political Reform Act (California Government Code Section 87100 *et seq*.) and its implementing regulations (California Code of Regulations, Title 2, Section 18700 *et seq*.).

20.6 DOIA shall incorporate or cause to be incorporated into all subcontracts for work to be performed under this Agreement a provision governing conflict of interest in substantially the same form set forth herein.

21. No Waiver. Nothing herein is intended to waive any applicable federal, state or local conflict of interest law or regulation.

22. Remedies and Sanctions. In addition to the rights and remedies otherwise available to the City under this Agreement and under federal, state and local law, DOIA understands and agrees that, if the City reasonably determines that DOIA has failed to make a good faith effort to avoid an improper conflict of interest situation or is responsible for the conflict situation, the City may (1) suspend payments under this Agreement, (2) terminate this Agreement, and (3) require reimbursement by DOIA to the City of any amounts disbursed under this Agreement. In addition, the City may suspend payments or terminate this Agreement whether or not DOIA is responsible for the conflict of interest situation.

23. Assignment. DOIA shall not assign or otherwise transfer any rights, duties, obligations or interest in this Agreement or arising hereunder to any person, persons, consultant or sub-consultant, entity or entities whatsoever without the prior written consent of City and any attempt to assign or transfer without such prior written consent shall be void. Consent to any single assignment or transfer shall not constitute consent to any further assignment or transfer.

24. Time of the Essence. Time is of the essence in the performance of this Agreement.

25. Commencement, Completion and Close Out. It shall be the responsibility of the DOIA to coordinate and schedule the work to be performed so that commencement and completion take place in accordance with the provisions of this Agreement. Any time extension granted to DOIA to enable DOIA to complete the work must be in writing and shall not constitute a waiver of rights the City may have under this Agreement. Should the DOIA not complete the work by the scheduled date or by an extended date, the City shall be released from all of its obligations under this Agreement.

26. Governing Law and Venue. This agreement shall be governed by the laws of the State of California. Venue shall be held exclusively in the County of San Bernardino.

27. Notices. If either party shall desire or be required to give notice to the other, such notice shall be given in writing, and shall be determined to be provided when personally delivered or when placed in the U.S. certified or registered postage, addressed to recipient as follows:

For the City of Ontario:
City of Ontario
303 E. B Street
Ontario, CA 91764
Attn: Mr. Scott Ochoa, City Manager

For DOIA:
Downtown Ontario Improvement Association
425 N. Euclid Avenue
Ontario, CA 91762
Attn: Mr. Alex Barorian, President

28. Entire Agreement of the Parties. This Agreement supersedes any and all agreements, either oral or written, between the Parties with respect to the rendering of Disbursement Duties by DOIA for City with regard to the Downtown Ontario Community Benefit District and contains all of the representations, covenants and agreements between the Parties with respect to the rendering of those duties. Each Party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any Party, or anyone acting on behalf of any Parties, which are not contained in this Agreement, and that no other agreement, statement or promise not contained in this Agreement will be valid or binding.

29. Modification. Any alteration, change or modification of or to this Agreement shall not be effective unless made in writing in each instance signed on behalf of each Party.

30. Severability. If any term, provision, or covenant of this Agreement, or its application to any Party or circumstances shall be held by a court of competent jurisdiction, to be to any extent, invalid, void or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the respective dates set forth below.

CITY:
City of Ontario, a Municipal Corporation

_____
Scott Ochoa, City Manager

_____
(Date)

DOIA
Downtown Ontario Improvement Association, a California non-profit corporation

_____
Alex Barorian, President, DOIA

_____
(Date)

Approved as to form and legality:
BEST BEST & KRIEGER LLP, CITY ATTORNEY

By: _____
City Attorney

Exhibit A

Downtown Ontario Community Benefit District Management Plan

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Dennice Raygoza Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 13

SUBJECT: **AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ADVANCED UTILITY SYSTEMS FOR SOFTWARE LICENSING, MAINTENANCE AND SUPPORT SERVICES FOR THE CUSTOMER INFORMATION SYSTEM (CIS)**

RECOMMENDATION: That the City Council approve and authorize the City Manager, or his designee to execute Amendment No. 2 to Professional Services Agreement with Advanced Utility Systems, a subsidiary of Harris Computer Systems of Ottawa, Ontario, Canada for utility billing system software licensing, maintenance and support services in the amount of $1,707,215 for a three year period, with the option to extend the term for two successive one-year periods, for a new total not-to-exceed amount of $5,284,481 which includes the initial purchase and implementation.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Invest in the Growth and Evolution of the City's Economy
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The Fiscal Year 2023-24 Budget includes appropriations from the Information Technology, Water, Sewer, and Integrated Waste Operating Funds for these services. Additionally, appropriations in the Information Technology, Water, Sewer and Integrated Waste Operating Fund will be included in the Fiscal Year 2024-25 Proposed Budget.

The City and Advance Utility Systems (AUS) have agreed to annual license fees that may escalate as new City users are added and up to 5% per year based on inflation factors. The fees for calendar year 2024 are $232,062, for the CIS Infinity software, Infinity Link software, Infinity Mobile Enterprise – Service Link software, and for the fixed billing rates for additional on-call as-needed technical support and training services. AUS will be compensated for the annual license fees and completion of the scope of work as required by the City at the approved billing rates. The total compensation paid to the consultant in any year under the terms of the agreement will be commensurate with the City Council approved plans and budgets. There is no impact to the General Fund.

BACKGROUND & ANALYSIS: Through the CIS Infinity software (System), staff produces about 40,000 monthly bills for City utility customers for their water, sewer, integrated waste and storm drain charges and services generating approximately $125 million in annual revenue. The System also provides online bill paying for utility customers, and it provides staff with customer service order management for new water meter installations, temporary water hydrant meter rentals for construction activities, and scheduling of integrated waste services such as residential bulky item pickups, can replacements, and temporary commercial bin and roll-off bin rentals.

In 2018, the City contracted with AUS for the purchase and implementation of the System to replace the PeopleSoft CIS software that had been in use for over 18 years. Working with City Staff, AUS was responsible for the System configuration, data extraction and conversion of customer and billing information from the PeopleSoft CIS databases, System testing, initial staff training and System implementation at a cost of approximately $3.6 million. The new System went "live" for customer billing and service order management on June 8, 2020.

The City pays AUS annual user license fees for routine troubleshooting and technical support as problems arise, regular testing to ensure all functionality is programmed correctly, as well as routine training for City staff. The scope of work for the proposed Amendment also provides for optional on-call as-needed support services for System enhancements and upgrades, software modifications requested due to changes in business practices, and for critical interfaces with other City software systems such as the Workday Financial Enterprise Resource Planning software, as well as additional enhanced training options as the City adds new Staff and expands cross-training and staff responsibilities.

Advanced Utility Systems, a subsidiary of Harris Computer Systems, is recommended as a sole source to provide these services based on the proprietary nature of the System, their unique detailed knowledge of the System, and completion of the previous Agreement.

CITY OF ONTARIO
303 EAST B STREET | ONTARIO, CALIFORNIA 91764
(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

DEBRA PORADA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND ADVANCED UTLITY SYSTEMS, A SUBSIDIARY OF HARRIS COMPUTER SYSTEMS

1. Parties and Date.

This Amendment No. 2 to the Agreement (as defined herein) is made and entered as of __ _____, by and between the City of Ontario ("City") and **Advanced Utility Systems, a Subsidiary of Harris Computer Systems, a Corporation** (Consultant). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Agreement. The City and Consultant have entered into an agreement entitled "**Implementation of CIS Infinity Billing Software**" dated **March 22, 2018** ("Agreement"). The parties have hereafter entered into Amendment No. 1 on June 15, 2021 to increase the not-to-exceed compensation, and extend the term of the Agreement.

2.2 Amendment Purpose. The City and Consultant desire to amend this Agreement to increase the compensation by **One Million, Seven Hundred and Seven Thousand, and Two-Hundred and Fifteen Dollars ($1,707,215)** for a total not-to-exceed compensation of Five Million, Two Hundred and Eighty-Four Thousand, and Four Hundred and Eighty One Dollars, and to provide support and maintenance, maintain software license agreement, and to provide as needed services as shown in Exhibit "A"

2.3 Amendment Authority. This Amendment No. 2 is authorized pursuant to Section 4 of the Agreement.

3. Terms.

3.1 Amendment.

Section 3 Compensation is hereby amended in its entirety to read as follows:

a. City shall pay for such services in accordance with the Schedule of Charges set forth

in Exhibit "B".

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of Five Million, Two Hundred and Eighty-Four Thousand, and Four Hundred and Eighty-One Dollars. This amount is to cover all license, professional services, software, travel costs and five years of fees; the City will not pay any additional fees without an approved Scope of Work and Notice to Proceed. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

Section 6 Time of Performance of the Agreement is hereby amended in its entirety to read as follows:

Consultant shall perform its services in a prompt and timely manner and shall commence performance upon receipt of written notice from the City of proceed ("Notice to Proceed"). Consultant shall complete the services required hereunder within the time frame in the Statement of Work or as agreed upon by the City and Consultant. The Notice to Proceed shall set forth the date of commencement of work. The term of this Agreement shall be from March 19, 2024 until March 19, 2026, with the option to extend for two one-successive one year periods.

Exhibit "A" and "B" is hereby deleted in its entirety and replaced with Attachment "A" and "B" attached hereto and incorporated herein by reference.

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. 2, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 2. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 2.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

3.4 Severability. If any portion of this Amendment No. 2 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5 Integration. This Amendment represents the entirety of the Parties' understanding relating to the subject of this Amendment, including written or verbal communications between the Parties, which shall have no relevance unless expressly incorporated herein. This is an integrated amendment.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND ADVANCED UTLITY SYSTEMS, A SUBSIDIARY OF HARRIS COMPUTER SYSTEMS

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 2 as of the day and year first above written.

CITY OF ONTARIO

Approved By:

_____
Scott Ochoa
City Manager

Approved as to Form:

_____
Best Best & Krieger LLP
City Attorney

Attested By:

_____
City Clerk

ADVANCED UTILITY SYSTEMS, A SUBSIDIARY OF HARRIS COMPUTER SYSTEMS

By:_____

Its:_____

Printed Name:_____

By:_____

Its:_____

Printed Name:_____

Exhibit A
Scope of Work

1. City and Harris entered into the Agreement for Harris to provide a customer information system ("CIS") software for the City of Ontario.
2. City and Harris now desire to amend the Agreement for the purpose of adding services to conduct an onsite training, assess potential business process gaps, do business process review and resolve critical technical issues. (Onsite Assistance B-1)
3. City and Harris also now desire to amend the Agreement for the purpose of adding Advanced Managed Services, an annual reoccurring service to help with Infinity CIS build update. (Advanced Managed Service B-2)
4. City and Harris also now desire to increase support and maintenance to provide online Learning Management System (LMS) to help with continuous learning among staff and onboarding. As part of the ongoing continuous learning, one staff will be also be enrolled into Annual User Conference. (Learning Management System and User Conference B-3)
5. City and Harris also now desire to include two hundred (200) hours of technical assistance to be used on an as-needed basis for several modifications to City processes including but not limited to billing, collection and payments. (Additional Professional Services B-4)
6. City and Harris also now desire to include all travel cost related to any travel onsite. (Estimated Travel Costs B-5)
7. The parties have negotiated upon the terms pursuant to which Harris will provide such services.

Exhibit B
Compensation
Compensation is to be supplemented to increase the compensation payable to Advance Utility Systems A Subsidiary of Harris Computer Systems

under the Agreement as follows:

No.	Description	Unit	Dollar Amount	Total Dollar Value
A1	Annual Licensing (CIS, Infinity Link, and Infinity Mobile License Subscription and Basic Support)	Yearly	2024 - $227,067 2025 - $238,421 2026 - $250,343 2027 - $262,861 2028 - $276,005	$1,254,697
B1 & B5	One-Time Professional Services -On-Site Training, Assessment, Staff Travel	One-Time	$70,000	$70,000
B2	Annual Advanced Managed Services (AMS) Support and as Needed Support Build Upgrades	Annual	2024 - $55,000 2025 - $57,750 2026 - $60,638 2027 - $63,670 2028 - $66,854	$303,912
B3	Annual Learning Management System (LMS)	Annual	2024 - $4,995 2025 - $5,245 2026 - $5,508 2027 - $5,784 2028 - $6,074	$27,606
B4	One-time Additional Professional Services of up to 200 hours	One-Time	$51,000	$51,000
	Total Costs			**$1,707,215**

***Dollar Amount can vary based on Scope of Work submitted by Consultant and approved by City. Each task will be approved by City prior to work commencing.**

***Annual License cost are negotiated on an annual basis and will not exceed 5%.**

Notes: Exhibit B to the Agreement is supplemented with Exhibits B-1, B-2, B-3, B4, and B-5 to this Amendment.

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **CONSENT CALENDAR**
Department: City Manager's Office Prepared By: Jordan T Villwock Staff Member Presenting: Darlene M. Sanchez, Assistant City Manager Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 14

SUBJECT: ACCEPTANCE OF FUNDING FROM THE COUNTY OF SAN BERNARDINO WHICH WILL BE PASSED THROUGH TO THE LEAVEN KIDS FOUNDATION FOR EDUCATION RESOURCES AND PROGRAMS TO SUPPORT AT-RISK YOUTH

RECOMMENDATION: That the City Council authorize the City Manager or designee to execute all documents necessary to accept funding from the County of San Bernardino in the amount of $200,000 to be passed through to the Leaven Kids Foundation for education resources and programs to support at-risk youth.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: Additional appropriations of $200,000 will be included in the General Fund on the next quarterly budget update as well as the corresponding reimbursement revenue of $200,000.

BACKGROUND & ANALYSIS: The Board of Supervisors work with community partners through services provided by San Bernardino County to identify programs, projects, and initiatives. The County is providing the City of Ontario with $200,000 to pass through to the Leaven Kids Foundation to use towards educational resources and programs throughout the City to support at-risk youth.

The City of Ontario is committed to empowering underserved children within our community by providing them with educational resources, mentorship, and a safe and supportive environment to help them excel in school and reach their full potential. The funding from the County of San Bernardino will help to provide additional resources available at our centers. These funds will be allocated towards the following initiatives:

- Expand our outreach efforts to engage more at-risk youth in the community
- Enhance our academic support services, including tutoring and homework assistance
- Develop and implement mentorship programs to pair at-risk youth with positive adult role models
- Offer recreational activities to foster social connections

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY

Contract Number

SAP Number

Board of Supervisors

Department Contract Representative	Stephanie Maldonado
Telephone Number	909-387-4378
Contractor	City of Ontario
Contractor Representative	Jordan Villwock
Telephone Number	909-395-2411
Contract Term	3/26/24-3/25/25
Original Contract Amount	Not-to-Exceed $200,000
Amendment Amount	
Total Contract Amount	Not-to-Exceed $200,000
Cost Center	1024001000

IT IS HEREBY AGREED AS FOLLOWS*:*

WHEREAS, it is the policy of the Board of Supervisors (Board) to work with community partners through services provided by San Bernardino County (County) and contractual agreements to identify programs, projects, and initiatives, that support the mission of the County, and to provide services to citizens that promote health, safety, economic well-being, education, recreation, and other public services that enhance quality of life, and meet the needs of the County's citizens; and

WHEREAS, under Government Code sections 26224 and 26227 the Board may contract with certain entities to provide certain services to County residents; and

WHEREAS, on September 21, 2021 (Item No. 18), the Board approved the Board of Supervisors Discretionary Fund – District Specific Priorities Program (Priorities Program) and allocated $4 million to each of the five supervisorial districts; and

WHEREAS, on November 16, 2021 (Item No. 33), the Board approved an additional allocation of $7 million to each of the five supervisorial districts under the Priorities Program; and

WHEREAS, on February 6, 2024 (Item No.61), the Board approved an additional allocation of $6 million to each of the five supervisorial districts under the Priorities Program; and

WHEREAS, County desires to provide funding to the City of Ontario (City or Contractor) towards educational resources and programs throughout the City to support at-risk youth; and

WHEREAS, the County would like the City to provide these services; and

WHEREAS, the County finds Contractor qualified to provide educational resources and programs to at-risk youth; and

WHEREAS, providing funding to Contractor serves the public purpose of providing for the educational, health, safety, and social service needs of residents; and

WHEREAS, the residents of the City and the surrounding communities of the Fourth District will be served by efforts to support at-risk youth through educational resources and programs; and

WHEREAS, the County desires that such services be provided by Contractor and Contractor agrees to perform these services as set forth below.

NOW, THEREFORE, the County and Contractor mutually agree to the following terms and conditions:

A. PURPOSE OF CONTRACT

This contract (the Contract) is made for the purpose of providing funding to support Contractor in providing educational resources and programs for at-risk youth to meet the needs of the residents of the City and surrounding communities (Services).

B. CONTRACTOR RESPONSIBILITIES AND SCOPE OF SERVICES

B.1 Funding arising out of this Contract will be used for a Scope of Services to provide funding towards the following educational resources and programs throughout the City to support at-risk youth:

1. Expand outreach efforts to engage more at-risk youth in the community.
2. Enhance academic support services, including tutoring and homework assistance.
3. Develop and implement mentorship programs to pair at-risk youth with positive adult role models.
4. Provide recreational activities to foster social connections.

B.2 Contractor shall allow the County, its officers, agents and employees the privilege and right to on-site inspection of the offices in the City used to provide the educational resources and programs to at-risk youth for the duration of this Contract. Contractor will ensure that its employees or agents furnish any information that in the judgment of the County, may be relevant to a question of compliance with contractual conditions, or the effectiveness, legality, and achievements of the program.

B.3 Contractor shall provide the County all documentation regarding the scope of services covered by this Contract that the County requests from Contractor within 10 days of County's request unless a different time is agreed to, in writing by the City and County.

B.4 Contractor shall provide the County with documentation supporting completion of the Services within 60 days of completion of the Services.

C. GENERAL CONTRACT REQUIREMENTS

C.1 Recitals

The recitals set forth above are true and correct and incorporated herein by this reference.

C.2 Contract Amendments

Contractor agrees any alterations, variations, modifications, or waivers of the provisions of the Contract, shall be valid only when reduced to writing, executed and attached to the original Contract and approved by the person(s) authorized to do so on behalf of Contractor and County.

C.3 Contract Assignability

Without the prior written consent of the County, the Contract is not assignable by Contractor either in whole or in part. Any attempt by Contractor to assign any performance of the terms of this Contract shall be null and void and shall constitute a material breach of this Contract.

C.4 Contract Exclusivity

This is not an exclusive Contract. The County reserves the right to enter into a contract with other contractors for the same or similar services. The County does not guarantee or represent that the Contractor will be permitted to perform any minimum amount of work, or receive compensation other than on a per order basis, under the terms of this Contract.

C.5 Attorney's Fees and Costs

If any legal action is instituted to enforce any party's rights hereunder, each party shall bear its own costs and attorney fees, regardless of who is the prevailing party. This paragraph shall not apply to those costs and attorney fees directly arising from a third-party legal action against a party hereto and payable under Indemnification and Insurance Requirements.

C.6 Background Checks for Contractor Personnel

Contractor shall ensure that its personnel (a) are authorized to work in the jurisdiction in which they are assigned to perform Services; (b) do not use legal or illegal substances in any manner which will impact their ability to provide Services on behalf of the County; and (c) are not otherwise disqualified from performing the Services under applicable law. If requested by the County and not in violation of applicable law, Contractor shall conduct a background check, at Contractor's sole expense, on all its personnel providing Services. If requested by the County, Contractor shall provide the results of the background check of each individual to the County. Such background check shall be in the form generally used by Contractor in its initial hiring of employees or contracting for contractors or, as applicable, during the employment-screening process but must, at a minimum, have been performed within the preceding 12-month period. Contractor personnel who do not meet the County's hiring criteria, in County's sole discretion, shall not be assigned to work on County property or Services, and County shall have the right, at its sole option, to refuse access to any Contractor personnel to any County facility.

C.7 Change of Address

Contractor shall notify the County in writing, of any change in mailing address within ten (10) business days of the change.

C.8 Choice of Law

This Contract shall be governed by and construed according to the laws of the State of California.

C.9 Compliance with County Policy

In performing the Services and while at any County facilities, Contractor personnel (including subcontractors) shall (a) conduct themselves in a businesslike manner; (b) comply with the policies, procedures, and rules of the County regarding health and safety, and personal, professional and ethical conduct; (c) comply with the finance, accounting, banking, Internet, security, and/or other applicable standards, policies, practices, processes, procedures, and controls of the County; and (d) abide by all laws applicable to the County facilities and the provision of the Services, and all amendments and modifications to each of the documents listed in subsections (b), (c), and (d) (collectively, "County Policies"). County Policies, and additions or modifications thereto, may be communicated orally or in writing to Contractor or Contractor personnel or may be made available to Contractor or Contractor personnel by conspicuous posting at a County facility, electronic posting, or other means generally used by County to disseminate such information to its employees or contractors. Contractor shall be responsible for the promulgation and distribution of County Policies to Contractor personnel to the extent necessary and appropriate.

County shall have the right to require Contractor's employees, agents, representatives and

subcontractors to exhibit identification credentials issued by County in order to exercise any right of access under this Contract.

C.10 Confidentiality

Contractor and County shall protect from unauthorized use or disclosure names and other identifying information concerning persons receiving Services pursuant to this Contract, except for statistical information not identifying any participant. Contractor and County shall not use or disclose any identifying information for any other purpose other than carrying out the obligations under this Contract, except as may be otherwise required by law. This provision will remain in force even after the termination of the Contract.

C.11 Primary Point of Contact

Contractor will designate an individual to serve as the primary point of contact for the Contract. Contractor or designee must respond to County inquiries within two (2) business days. Contractor shall not change the primary contact without written acknowledgement to the County. Contractor will also designate a back-up point of contact in the event the primary contact is not available.

C.12 County Representative

The Fourth District Supervisor or his/her designee shall represent the County in all matters pertaining to the Services to be rendered under this Contract, including termination and assignment of this Contract, and shall be the final authority in all matters pertaining to the Services/Scope of Work by Contractor. Except as provided under Section D of this Contract, if this Contract was initially approved by the San Bernardino County Board of Supervisors, then the Board of Supervisors must approve all amendments to this Contract.

C.13 Damage to County Property

Contractor shall repair, or cause to be repaired, at its own cost, all damages to County vehicles, facilities, buildings or grounds caused by the willful or negligent acts of Contractor or its employees or agents. Such repairs shall be made immediately after Contractor becomes aware of such damage, but in no event later than thirty (30) days after the occurrence, unless the nature of the repair requires additional time for repair and in such event the time for repair will be agreed upon in writing by the Contractor and County.

If the Contractor fails to make timely repairs, the County may make any necessary repairs. The Contractor, as determined by the County, shall repay all costs incurred by the County for such repairs, by cash payment upon demand, or County may deduct such costs from any amounts due to the Contractor from the County, as determined at the County's sole discretion.

C.14 Debarment and Suspension

Contractor certifies that neither it nor its principals or subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency. (See the following United States General Services Administration's System for Award Management website https://www.sam.gov). Contractor further certifies that if it or any of its subcontractors are business entities that must be registered with the California Secretary of State, they are registered and in good standing with the Secretary of State.

C.15 Drug and Alcohol Free Workplace

In recognition of individual rights to work in a safe, healthful and productive work place, as a material condition of this Contract, the Contractor agrees that the Contractor and the Contractor's employees, while performing Service for the County, on County property, or while using County equipment:

C.15.1 Shall not be in any way impaired because of being under the influence of alcohol or an illegal or controlled substance.

C.15.2 Shall not possess an open container of alcohol or consume alcohol or possess or be under the influence of an illegal or controlled substance.

C.15.3 Shall not sell, offer, or provide alcohol or an illegal or controlled substance to another person, except where Contractor or Contractor's employee who, as part of the performance of normal job duties and responsibilities, prescribes or administers medically prescribed drugs.

The Contractor shall inform all employees that are performing Service for the County on County property, or using County equipment, of the County's objective of a safe, healthful and productive work place and the prohibition of drug or alcohol use or impairment from same while performing such Service for the County.

The County may terminate for default or breach of this Contract and any other Contract the Contractor has with the County, if the Contractor or Contractor's employees are determined by the County not to be in compliance with above.

C.16 Duration of Terms

This Contract, and all of its terms and conditions, shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties, provided no such assignment is in violation of the provisions of this Contract.

C.17 Employment Discrimination

During the term of the Contract, Contractor shall not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, sexual orientation, age, or military and veteran status. Contractor shall comply with Executive Orders 11246, 11375, 11625, 12138, 12432, 12250, 13672, Title VI and Title VII of the Civil Rights Act of 1964, the California Fair Employment and Housing Act and other applicable Federal, State and County laws and regulations and policies relating to equal employment and contracting opportunities, including laws and regulations hereafter enacted.

C.18 Environmental Requirements

In accordance with County Policy 11-08, the County prefers to acquire and use products with higher levels of post-consumer recycled content. Environmentally preferable goods and materials must perform satisfactorily and be available at a reasonable price. The County requires Contractor to use recycled paper for any printed or photocopied material created as a result of this Contract. Contractor is also required to use both sides of paper sheets for reports submitted to the County whenever practicable.

To assist the County in meeting the reporting requirements of the California Integrated Waste Management Act of 1989 (AB 939), Contractor must be able to annually report the County's environmentally preferable purchases. Contractor must also be able to report on environmentally preferable goods and materials used in the provision of their service to the County, utilizing a County approved form, to be provided by the County.

C.19 Improper Influence

Contractor shall make all reasonable efforts to ensure that no County officer or employee, whose position in the County enables him/her to influence any award of the Contract or any competing offer, shall have any direct or indirect financial interest resulting from the award of the Contract or shall have any relationship to the Contractor or officer or employee of the Contractor.

C.20 Improper Consideration

Contractor shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to cash, discounts, service, the provision of travel or entertainment, or any

items of value to any officer, employee or agent of the County in an attempt to secure favorable treatment regarding this Contract.

The County, by written notice, may immediately terminate this Contract if it determines that any improper consideration as described in the preceding paragraph was offered to any officer, employee or agent of the County with respect to the proposal and award process. This prohibition shall apply to any amendment, extension or evaluation process once a contract has been awarded.

Contractor shall immediately report any attempt by a County officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from Contractor. The report shall be made to the supervisor or manager charged with supervision of the employee or the County Administrative Office. In the event of a termination under this provision, the County and the Contractor are entitled to pursue any available legal remedies.

C.21 Informal Dispute Resolution

In the event the County determines that Service is unsatisfactory, or in the event of any other dispute, claim, question or disagreement arising from or relating to this Contract or breach thereof, the parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties.

C.22 Legality and Severability

The parties' actions under the Contract shall comply with all applicable laws, rules, regulations, court orders and governmental agency orders. The provisions of this Contract are specifically made severable. If a provision of the Contract is terminated or held to be invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall remain in full effect.

C.23 Licenses, Permits and/or Certifications

Contractor shall ensure that it has all necessary licenses, permits and/or certifications required by the laws of Federal, State, County, and municipal laws, ordinances, rules and regulations. The Contractor shall maintain these licenses, permits and/or certifications in effect for the duration of this Contract. Contractor will notify County immediately of loss or suspension of any such licenses, permits and/or certifications. Failure to maintain a required license, permit and/or certification may result in immediate termination of this Contract.

C.24 Material Misstatement/Misrepresentation

If during the course of the administration of this Contract, the Contractor or the County determines that the other has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the other party, this Contract may be immediately terminated. If this Contract is terminated according to this provision, the terminating party is entitled to pursue any available legal remedies.

C.25 Mutual Covenants

The parties to this Contract mutually covenant to perform all of their obligations hereunder, to exercise all discretion and rights granted hereunder, and to give all consents in a reasonable manner consistent with the standards of "good faith" and "fair dealing".

C.26 Nondisclosure

Contractor shall hold as confidential and use reasonable care to prevent unauthorized access by, storage, disclosure, publication, dissemination to and/or use by third parties of, confidential information that is either: (1) provided by the County to Contractor or an agent of Contractor or otherwise made available to Contractor or Contractor's agent in connection with this Contract; or, (2) acquired, obtained, or learned by Contractor or an agent of Contractor in the performance of this Contract. For purposes of this provision, confidential information means any data, files, software,

information or materials in oral, electronic, tangible or intangible form and however stored, compiled or memorialize and includes, but is not limited to, technology infrastructure, architecture, financial data, trade secrets, equipment specifications, user lists, passwords, research data, and technology data.

C.27 Notice of Delays

Except as otherwise provided herein, when either party has knowledge that any actual or potential situation is delaying or threatens to delay the timely performance of this Contract, that party shall, within twenty-four (24) hours, give written notice thereof, including all relevant information with respect thereto, to the other party.

C.28 Ownership of Documents

All documents, data, products, graphics, computer programs and reports prepared by Contractor pursuant to the Contract shall be considered property of the County upon payment for Services (and products, if applicable). All such items shall be delivered to County at the completion of work under the Contract, subject to the requirements of Section IV–Term of the Contract. Unless otherwise directed by County, Contractor may retain copies of such items.

C.29 RESERVED.

C.30 Air, Water Pollution Control, Safety and Health

Contractor shall comply with all air pollution control, water pollution, safety and health ordinances and statutes, which apply to the work performed pursuant to this Contract.

C.31 Records

Contractor shall maintain all records and books pertaining to the delivery of Services under this Contract and demonstrate accountability for Contract performance in a reasonable manner agreed upon by the parties. All records shall be complete and current and comply with all Contract requirements. Failure to maintain acceptable records shall be considered grounds for withholding of payments for invoices submitted and/or termination of the Contract.

All records relating to the Contractor's personnel, consultants, subcontractors, Services/Scope of Work and expenses pertaining to this Contract shall be kept in a generally acceptable accounting format. Records should include primary source documents. Fiscal records shall be kept in accordance with Generally Accepted Accounting Principles and must account for all funds, tangible assets, revenue and expenditures. Fiscal records must comply with the appropriate Office of Management and Budget (OMB) Circulars, which state the administrative requirements, cost principles and other standards for accountancy.

C.32 Relationship of the Parties

Nothing contained in this Contract shall be construed as creating a joint venture, partnership, or employment arrangement between the parties hereto, nor shall either party have the right, power or authority to create an obligation or duty, expressed or implied, on behalf of the other party hereto.

C.33 Release of Information

No news releases, advertisements, public announcements or photographs arising out of the Contract or Contractor's relationship with County may be made or used without prior written approval of the County.

C.34 Representation of the County

In the performance of this Contract, Contractor, its agents and employees, shall act in an independent capacity and not as officers, employees, or agents of the San Bernardino County.

C.35 Strict Performance

Failure by a party to insist upon the strict performance of any of the provisions of this Contract by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Contract thereafter.

C.36 Subcontracting

Contractor shall obtain County's written consent, which County may withhold in its sole discretion, before entering into Contracts with or otherwise engaging any subcontractors who may supply any part of the Services to County. At County's request, Contractor shall provide information regarding the subcontractor's qualifications and a listing of a subcontractor's key personnel including, if requested by the County, resumes of proposed subcontractor personnel. Contractor shall remain directly responsible to County for its subcontractors and shall indemnify County for the actions or omissions of its subcontractors under the terms and conditions specified in Section G. All approved subcontractors shall be subject to the provisions of this Contract applicable to Contractor personnel.

For any subcontractor, Contractor shall:

C.36.1 Be responsible for subcontractor compliance with the Contract and the subcontract terms and conditions; and

C.36.2 Ensure that the subcontractor follows County's reporting formats and procedures as specified by County.

C.36.3 Include in the subcontractor's subcontract substantially similar terms as are provided in Sections B. Contractor Responsibilities and C. General Contract Requirements.

Upon expiration or termination of this Contract for any reason, County will have the right to enter into direct contracts with any of the subcontractors. Contractor agrees that its arrangements with Subcontractors will not prohibit or restrict such subcontractors from entering into direct contracts with County.

C.37 Subpoena

In the event that a subpoena or other legal process commenced by a third party in any way concerning the Services provided under this Contract is served upon Contractor or County, such party agrees to notify the other party in the most expeditious fashion possible following receipt of such subpoena or other legal process. Contractor and County further agree to cooperate with the other party in any lawful effort by such other party to contest the legal validity of such subpoena or other legal process commenced by a third party as may be reasonably required and at the expense of the party to whom the legal process is directed, except as otherwise provided herein in connection with defense obligations by Contractor for County.

C.38 Termination for Convenience

The County and the Contractor each reserve the right to terminate the Contract, for any reason, with a thirty (30) day written notice of termination. Such termination may include all or part of the Services described herein. Upon such termination, payment will be made to the Contractor for Services rendered and expenses reasonably incurred prior to the effective date of termination. Upon receipt of termination notice Contractor shall promptly discontinue Services unless the notice directs otherwise. Contractor shall deliver promptly to County and transfer title (if necessary) all completed work, and work in progress, including drafts, documents, plans, forms, data, products, graphics, computer programs and reports.

County may immediately terminate this Contract upon the termination, suspension, discontinuation or substantial reduction in County funding for the Contract activity or if for any reason the timely completion of the scope of work described in Section A or B under this Contract is rendered improbable, infeasible or impossible. Upon such termination, payment will be made to the Contractor for Services rendered and expenses reasonably incurred prior to the effective date of termination.

Upon Contract termination, Contractor shall immediately transfer to County all County Funds on hand at the time of expiration , minus any payment due for Services rendered and expenses reasonably incurred prior to the effective date of termination, and any accounts receivable attributable to the use of County Funds.

C.39 Time of the Essence

Time is of the essence in performance of this Contract and of each of its provisions.

C.40 Venue

The parties acknowledge and agree that this Contract was entered into and intended to be performed in San Bernardino County, California. The parties agree that the venue of any action or claim brought by any party to this Contract will be the Superior Court of California, San Bernardino County, San Bernardino District. Each party hereby waives any law or rule of the court, which would allow them to request or demand a change of venue. If any action or claim concerning this Contract is brought by any third party and filed in another venue, the parties hereto agree to use their best efforts to obtain a change of venue to the Superior Court of California, San Bernardino County, San Bernardino District.

C.41 Conflict of Interest

Contractor shall make all reasonable efforts to ensure that no conflict of interest exists between its officers, employees, or subcontractors and the County. Contractor shall make a reasonable effort to prevent employees, Contractor, or members of governing bodies from using their positions for purposes that are, or give the appearance of being motivated by a desire for private gain for themselves or others such as those with whom they have family business, or other ties. Officers, employees, and agents of cities, counties, districts, and other local agencies are subject to applicable conflict of interest codes and state law. In the event the County determines a conflict of interest situation exists, any increase in costs, associated with the conflict of interest situation, may be disallowed by the County and such conflict may constitute grounds for termination of the Contract. This provision shall not be construed to prohibit employment of persons with whom Contractor's officers, employees, or agents have family, business, or other ties so long as the employment of such persons does not result in increased costs over those associated with the employment of any other equally qualified applicant.

C.42 Former County Administrative Officials

Contractor agrees to provide, or has already provided information on former San Bernardino County administrative officials (as defined below) who are employed by or represent Contractor. The information provided includes a list of former County administrative officials who terminated County employment within the last five years and who are now officers, principals, partners, associates or members of the Contractor. The information also includes the employment with or representation of Contractor. For purposes of this provision, "County administrative official" is defined as a member of the Board of Supervisors or such officer's staff, County Executive Officer or member of such officer's staff, County department or group head, assistant department or group head, or any employee in the Exempt Group, Management Unit or Safety Management Unit.

C.43 Disclosure of Criminal and Civil Procedures

The County reserves the right to request the information described herein from the Contractor. Failure to provide the information may result in a termination of the Contract. The County also reserves the right to obtain the requested information by way of a background check performed by an investigative firm. The Contractor also may be requested to provide information to clarify initial responses. Negative information discovered may result in Contract termination.

Contractor is required to disclose whether the City, or any of its partners, principals, members, associates or key employees (as that term is defined herein), within the last ten years, has been indicted on or had charges brought against it or them (if still pending) or convicted of any crime or offense arising directly or indirectly from the conduct of the City's business, or whether the City,

or any of its partners, principals, members, associates or key employees, has within the last ten years, been indicted on or had charges brought against it or them (if still pending) or convicted of any crime or offense involving financial misconduct or fraud. If the response is affirmative, the Contractor will be asked to describe any such indictments or charges (and the status thereof), convictions and the surrounding circumstances in detail.

In addition, the Contractor is required to disclose whether the City, or any of its partners, principals, members, associates or key employees, within the last ten years, has been the subject of legal proceedings as defined herein arising directly from the provision of services by the City or those individuals. "Legal proceedings" means any civil actions filed in a court of competent jurisdiction, or any matters filed by an administrative or regulatory body with jurisdiction over the City or the individuals. If the response is affirmative, the Contractor will be asked to describe any such legal proceedings (and the status and disposition thereof) and the surrounding circumstances in detail.

For purposes of this provision "key employees" includes any individuals providing direct service to the County. "Key employees" do not include clerical personnel providing service at the City's offices or locations.

C.44 Copyright

County shall have a royalty-free, non-exclusive and irrevocable license to publish, disclose, copy, translate, and otherwise use, copyright or patent, now and hereafter, all reports, studies, information, data, statistics, forms, designs, plans, procedures, systems, and any other materials or properties developed under this Contract including those covered by copyright, and reserves the right to authorize others to use or reproduce such material. All such materials developed under the terms of this Contract shall acknowledge the San Bernardino County as the funding agency and Contractor as the creator of the publication. No such materials, or properties produced in whole or in part under this Contract shall be subject to private use, copyright or patent right by Contractor in the United States or in any other country without the express written consent of County. Copies of all educational and training materials, curricula, audio/visual aids, printer material, and periodicals, assembled pursuant to this Contract must be filed with the County prior to publication.

C.45 Artwork, Proofs and Negatives

All artwork, proofs, and/or negatives in either print or digital format for anything produced under the terms of this Contract are the property of the County. These items must be returned to the County within ten (10) days, upon written notification to the Contractor. In the event of a failure to return the documents, the County is entitled to pursue any available legal remedies. In addition, the Contractor will be barred from all future solicitations, for a period of at least six (6) months.

C.46 Reserved

C.47 California Consumer Privacy Act

To the extent applicable, if Contractor is a business that collects the personal information of a consumer(s) in performing Services pursuant to this Contract, Contractor must comply with the provisions of the California Consumer Privacy Act (CCPA). (Cal. Civil Code §§1798.100, et seq.). For purposes of this provision, "business," "consumer," and "personal information" shall have the same meanings as set forth at Civil Code section 1798.140. Contractor must contact the County immediately upon receipt of any request by a consumer submitted pursuant to the CCPA that requires any action on the part of the County, including but not limited to, providing a list of disclosures or deleting personal information. Contractor must not sell, market or otherwise disclose personal information of a consumer provided by the County unless specifically authorized pursuant to terms of this Contract. Contractor must immediately provide to the County any notice provided by a consumer to Contractor pursuant to Civil Code section 1798.150(b) alleging a violation of the CCPA, that involves personal information received or maintained pursuant to this

Contract. Contractor must immediately notify the County if it receives a notice of violation from the California Attorney General pursuant to Civil Code section 1798.155(b).

D. TERM OF CONTRACT

The Services to be provided by Contractor shall commence on March 26, 2024, and shall be completed by March 25, 2025, but may be terminated earlier in accordance with provisions of this Contract.

The County Chief Executive Officer, at the direction of the Fourth District Supervisor, may extend the term of the Contract, in writing, to allow Contractor to complete all requirements in the Contract under the following conditions:

a. In aggregate all extensions do not exceed twelve (12) calendar months;
b. Are specifically requested by Contractor;
c. Will not change the project goals or scope of services;
d. Are in the best interests of County and Contractor in performing the scope of services under this Contract; and
e. Do not alter the amount of compensation under this Contract.

E. RESERVED.

F. FISCAL PROVISIONS

F.1 The maximum amount of payment under this Contract shall not exceed $200,000. The consideration to be paid to Contractor, as provided herein, shall be in full payment for Contractor providing the Services and all expenses incurred in the performance hereof, including travel and per diem.

F.2 Any costs in excess of the amount available in this section shall be the sole responsibility of Contractor. However, Contractor shall not be obligated to perform any Services or to incur any additional expenses in excess of the amount available in this section and a refusal not to perform due to a lack of funds shall not constitute a breach of this Contract. This condition however, does not preclude County from providing additional funding at its sole discretion. For the purpose of this Contract, County shall disburse compensation and monitor the Contractor's performance in satisfying the scope of work obligations under the terms of this Contract.

Disbursement of funds to Contractor shall be made in one lump sum. Upon review/approval by County, County shall make payment to Contractor within thirty (30) working days after receipt of Contractor's invoice or the resolution of any billing dispute. Contractor shall email County the Contractor's invoice requesting one lump sum payment. The invoice(s) shall reflect the Entity Payable To Name and Address, Invoice Date, Invoice Number, Project Name, Contract Number, County-Issued Purchase Order (if applicable), the text "Final Invoice", amount due, in a format acceptable to the County for the Services performed under this Contract. Contractor shall email invoice to County Administrative Office-Finance and Administration (County Finance) and shall include in the Subject Line: BOS – ENTITY NAME – PROJECT NAME – CONTRACT NUMBER – PO # [PURCHASE ORDER NUMBER]" (i.e. BOS-SAN BERNARDINO COUNTY-EDUCATION PROGRAM — 21-NNN – PO 4100NNNNNN).

Contractor shall submit a final expenditure report documented with "audit ready" supportive evidence of each expenditure and proof of payment until all funds have been justified 60 days after Service completion. Documentation shall be submitted electronically, and Contractor shall supply hard copies upon request by County. Supportive evidence shall include, but is not limited to, copy of County's approval email to Contractor, quotes, copy(ies) of purchase order, packing slips, **a copy** of the invoice submitted by Contractor requesting one lump sum payment from County, invoices paid by the Contractor for the Service, proof of payment, etc., to County Finance. Email to County Finance shall include in the Subject Line: BOS – ENTITY NAME – PROJECT NAME – CONTRACT NUMBER – PO # [PURCHASE ORDER NUMBER]"-SUPPORTIVE DOCUMENTS.

F.3 Contractor shall accept all payments from County via electronic funds transfer (EFT) directly deposited into the Contractor's designated checking or other bank account. Contractor shall promptly comply with directions and accurately complete forms provided by County required to process EFT payments.

F.4 County is exempt from Federal excise taxes and no payment shall be made for any personal property taxes levied on Contractor or on any taxes levied on employee wages. The County shall only pay for any State or local sales or use taxes on the Services rendered or equipment and/or parts supplied to the County pursuant to the Contract.

F.5 Costs for Services under the terms of this Contract shall be incurred during the contract period except as approved by County. Contractor shall not use current year funds to pay prior or future year obligations.

F.6 Funds made available under this Contract shall not supplant any federal, state or any governmental funds intended for services of the same nature as this Contract. Contractor shall not claim reimbursement or payment from County for, or apply sums received from County with respect to that portion of its obligations that have been paid by another source of revenue. Contractor agrees that it will not use funds received pursuant to this Contract, either directly or indirectly, as a contribution or compensation for purposes of obtaining funds from another revenue source without prior written approval of the County.

F.7 Contractor shall adhere to the County's Travel Management Policy (8-02 and 08-02SP1, a copy of which to be provided by County) when travel is pursuant to this Contract and for which reimbursement is sought from the County. In addition, Contractor is encouraged to utilize local transportation services, including but not limited to, the Ontario International Airport.

F.8 Contractor understands and agrees that any and all legal fees or costs associated with lawsuits concerning this Contract against the County shall be the Contractor's sole expense and shall not be charged as a cost under this Contract.

F.9 If the Contractor does not use the County funds provided under this Contract to pay appropriate costs associated with the Scope of Services by the termination date of this Contract, the Contractor shall return the County funds, or any unused portion thereof, to the County in accordance with any directions issued by County staff, within 60 days of written demand for the return of the County funds.

G. INDEMNIFICATION AND INSURANCE REQUIREMENTS

G.1 Indemnification

The Contractor agrees to indemnify, defend (with counsel reasonably approved by County) and hold harmless the County and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages and/or liability arising out of this Contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the County on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of indemnities. The Contractor indemnification obligation applies to the County's "active" as well as "passive" negligence but does not apply to the County's "sole negligence" or "willful misconduct" within the meaning of Civil Code section 2782.

The County agrees to indemnify, defend (with counsel reasonably approved by Contractor) and hold harmless the Contractor and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages and/or liability arising out of this Contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by the Contractor on account of any claim except where such indemnification is prohibited by law. This indemnification provision shall apply regardless of the existence or degree of fault of indemnities. The County indemnification obligation applies to the Contractor's

"active" as well as "passive" negligence but does not apply to the Contractor's "sole negligence" or "willful misconduct" within the meaning of Civil Code section 2782.

G.2 Additional Insured

All policies, except for Worker's Compensation, Errors and Omissions and Professional Liability policies shall contain additional endorsements naming the County and its officers, employees, agents and volunteers as additional named insured with respect to liabilities arising out of the performance of Services hereunder. The additional insured endorsements shall not limit the scope of coverage for the County to vicarious liability but shall allow coverage for the County to the full extent provided by the policy. Such additional insured coverage shall be at least as broad as Additional Insured (Form B) endorsement form ISO, CG 2010.11 85.

G.3 Waiver of Subrogation Rights

The Contractor shall require the carriers of required coverages to waive all rights of subrogation against the County, its officers, employees, agents, volunteers, contractors and subcontractors. All general or auto liability insurance coverage provided shall not prohibit the Contractor and Contractor's employees or agents from waiving the right of subrogation prior to a loss or claim. The Contractor hereby waives all rights of subrogation against the County.

G.4 Policies Primary and Non-Contributory

All policies required herein are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by the County.

G.5 Severability of Interests

The Contractor agrees to ensure that coverage provided to meet these requirements is applicable separately to each insured and there will be no cross liability exclusions that preclude coverage for suits between the Contractor and the County or between the County and any other insured or additional insured under the policy.

G.6 Proof of Coverage

The Contractor shall furnish Certificates of Insurance to the County Department administering the Contract evidencing the insurance coverage at the time the Contract is executed, additional endorsements, as required shall be provided prior to the commencement of performance of Services hereunder, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to the Department, and Contractor shall maintain such insurance from the time Contractor commences performance of Services hereunder until the completion of such Services. Within fifteen (15) days of the commencement of this Contract, the Contractor shall furnish a copy of the Declaration page for all applicable policies and will provide complete certified copies of the policies and endorsements immediately upon request.

G.7 Acceptability of Insurance Carrier

Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum "Best" Insurance Guide rating of "A- VII".

G.8 Deductibles and Self-Insured Retention

Any and all deductibles or self-insured retentions in excess of $10,000 shall be declared to and approved by Risk Management.

G.9 Failure to Procure Coverage

In the event that any policy of insurance required under this Contract does not comply with the requirements, is not procured, or is canceled and not replaced, the County has the right but not the obligation or duty to cancel the Contract or obtain insurance if it deems necessary and any premiums paid by the County will be promptly reimbursed by the Contractor or County payments to the Contractor will be reduced to pay for County purchased insurance.

G.10 Insurance Review

Insurance requirements are subject to periodic review by the County. The Director of Risk Management or designee is authorized, but not required, to reduce, waive or suspend any insurance requirements whenever Risk Management determines that any of the required insurance is not available, is unreasonably priced, or is not needed to protect the interests of the County. In addition, if the Department of Risk Management determines that heretofore unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Director of Risk Management or designee is authorized, but not required, to change the above insurance requirements to require additional types of insurance coverage or higher coverage limits (not to exceed what is included herein), provided that any such change is reasonable in light of past claims against the County, inflation, or any other item reasonably related to the County's risk.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement and agreed upon by both parties. Contractor agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of the County to monitor or enforce compliance with any of the insurance and indemnification requirements will not be deemed as a waiver of any rights on the part of the County.

G.11 The Contractor agrees to provide insurance set forth in accordance with the requirements herein. If the Contractor uses existing coverage to comply with these requirements and that coverage does not meet the specified requirements, the Contractor agrees to amend, supplement or endorse the existing coverage to do so.

Without in anyway affecting the indemnity herein provided and in addition thereto, the Contractor shall secure and maintain throughout the contract term the following types of insurance with limits as shown:

G.11.1 Workers' Compensation/Employer's Liability – A program of Workers' Compensation insurance or a state-approved, self-insurance program in an amount and form to meet all applicable requirements of the Labor Code of the State of California, including Employer's Liability with $250,000 limits covering all persons including volunteers providing services on behalf of the Contractor and all risks to such persons under this contract.

If Contractor has no employees, it may certify or warrant to the County that it does not currently have any employees or individuals who are defined as "employees" under the Labor Code and the requirement for Workers' Compensation coverage will be waived by the County's Director of Risk Management.

With respect to Contractors that are non-profit corporations organized under California or Federal law, volunteers for such entities are required to be covered by Workers' Compensation insurance.

G.11.2 Commercial/General Liability Insurance – The Contractor shall carry General Liability Insurance covering all operations performed by or on behalf of the Contractor providing coverage for bodily injury and property damage with a combined single limit of not less than one million dollars ($1,000,000), per occurrence. The policy coverage shall include:

a. Premises operations and mobile equipment.
b. Products and completed operations.
c. Broad form property damage (including completed operations).
d. Explosion, collapse and underground hazards.
e. Personal injury.

f. Contractual liability.
g. $2,000,000 general aggregate limit.

G.11.3 Automobile Liability Insurance – Primary insurance coverage shall be written on ISO Business Auto coverage form for all owned, hired and non-owned automobiles or symbol 1 (any auto). The policy shall have a combined single limit of not less than one million dollars ($1,000,000) for bodily injury and property damage, per occurrence.

If the Contractor is transporting one or more non-employee passengers in performance of contract services, the automobile liability policy shall have a combined single limit of two million dollars ($2,000,000) for bodily injury and property damage per occurrence.

If the Contractor owns no autos, a non-owned auto endorsement to the General Liability policy described above is acceptable.

G.11.4 Umbrella Liability Insurance – An umbrella (over primary) or excess policy may be used to comply with limits or other primary coverage requirements. When used, the umbrella policy shall apply to bodily injury/property damage, personal injury/advertising injury and shall include a "dropdown" provision providing primary coverage for any liability not covered by the primary policy. The coverage shall also apply to automobile liability.

G.11.5 **Abuse/Molestation Insurance** – Contractor shall have abuse or molestation insurance providing coverage for all employees for the actual or threatened abuse or molestation by anyone of any person in the care, custody, or control of any insured, including negligent employment, investigation and supervision. The policy shall provide coverage for both defense and indemnity with liability limits of not less than one million dollars ($1,000,000) with a two million dollars ($2,000,000) aggregate limit.

H. RIGHT TO MONITOR AND AUDIT

H.1 The County, State and Federal government shall have absolute right to review and audit all records, books, papers, documents, corporate minutes, and other pertinent items as requested, and shall have absolute right to monitor the performance of Contractor in the delivery of Services provided under this Contract. Contractor shall give full cooperation, in any auditing or monitoring conducted. Contractor shall cooperate with the County in the implementation, monitoring, and evaluation of this Contract and comply with any and all reporting requirements established by the County.

H.2 All records pertaining to Services delivered and all fiscal, statistical and management books and records shall be available for examination and audit by County representatives for a period of three years after final payment under this Contract or until all pending County, State and Federal audits are completed, whichever is later.

I. CORRECTION OF PERFORMANCE DEFICIENCIES

I.1 Failure by Contractor or County to comply with any of the provisions, covenants, requirements or conditions of this Contract shall be a material breach of this Contract.

I.2 In the event of a non-cured breach, either party may, at its sole discretion and in addition to any other remedies available at law, in equity, or otherwise specified in this Contract:

a. Afford the other party thereafter a time period within which to cure the breach, which period shall be established at the sole discretion of the nonbreaching party; and/or
b. Discontinue reimbursement to Contractor for and during the period in which Contractor is in breach, which reimbursement shall be entitled to later recovery upon satisfactory cure of such breach; and/or
c. Withhold funds pending duration of the breach; and/or

d. Terminate this Contract immediately and be relieved of the payment of any consideration to Contractor, except for Services rendered and expenses incurred at time of termination. In the event of such termination, the County may proceed with the work in any manner deemed proper by the County.

J. NOTICES

All written notices provided for in this Contract or which either party desires to give to the other shall be deemed fully given, when made in writing and either served personally, or by facsimile, or deposited in the United States mail, postage prepaid, and addressed to the other party as follows:

San Bernardino County CAO – Finance and Administration 385 N. Arrowhead Ave., Fourth Floor San Bernardino, CA 92415 Attn: BOS Finance Analyst	City of Ontario 303 East B Street Ontario, CA 91761 Attn: Jordan Villwock, Management Services Director

Notice shall be deemed communicated two (2) County working days from the time of mailing if mailed as provided in this paragraph.

K. ENTIRE AGREEMENT

This Contract, including all Exhibits and other attachments, which are attached hereto and incorporated by reference, and other documents incorporated herein, represents the final, complete and exclusive agreement between the parties hereto. Any prior agreement, promises, negotiations or representations relating to the subject matter of this Contract not expressly set forth herein are of no force or effect. This Contract is executed without reliance upon any promise, warranty or representation by any party or any representative of any party other than those expressly contained herein. Each party has carefully read this Contract and signs the same of its own free will.

L. CONTRACT EXECUTION

This Contract may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Contract. The parties shall be entitled to sign and transmit an electronic signature of this Contract (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Contract upon request.

IN WITNESS WHEREOF, the San Bernardino County and the Contractor have each caused this Contract to be subscribed by its respective duly authorized officers, on its behalf.

SAN BERNARDINO COUNTY

►

Dawn Rowe, Chair, Board of Supervisors

Dated:

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

Lynna Monell
Clerk of the Board of Supervisors
of the San Bernardino County

By

Deputy

CITY OF ONTARIO

(Print or type name of corporation, company, contractor, etc.)

By ►

(Authorized signature - sign in blue ink)

Name Scott Ochoa

(*Print or type name of person signing contract)*

Title City Manager

(Print or Type)

Dated:

Address 303 East B Street

Ontario, CA 91764

FOR COUNTY USE ONLY

Approved as to Legal Form	Reviewed for Contract Compliance	Reviewed/Approved by Department
►	►	►
Julie Surber, Principal Assistant County Counsel		
Date	Date	Date

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Diane Ayala Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Kimberly Ruddins, Henry Noh Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 15

SUBJECT: **A PUBLIC HEARING TO CONSIDER FILE NO. PUD23-002, A PLANNED UNIT DEVELOPMENT FOR A 1.22-ACRE PARCEL OF LAND LOCATED AT 218 EAST D STREET; SUBMITTED BY EUCLID INVESTMENT GROUP, LLC.**

RECOMMENDATION: That the City Council introduce and waive further reading of an Ordinance Approving File No. PUD23-002, the Downtown Ontario Luxury Apartments (Phase II) Planned Unit Development, establishing development standards and design guidelines to facilitate a multiple-family residential development at 218 East D Street.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is not a direct fiscal impact associated with this action. Implementation of the Planned Unit Development would result in an increase in property taxes from future development and the one-time payment to the City for plan check fees and development impacts fees.

BACKGROUND & ANALYSIS: On July 14, 2023, Euclid Investment Group, LLC., filed a Planned Unit Development ("PUD") application, File No. PUD23-002, in conjunction with a Development Plan, File No. PDEV23-017, to facilitate the construction and operation of 69 multiple-family residential units.

The Project site is comprised of 1.22 acres of land located on the south side of D Street, west of Plum Avenue, and east of Lemon Avenue at 218 East D Street. The site is within the MU-1 (Downtown Mixed Use) zoning district and is presently improved with a paved public parking lot. The property south across the public alley is within the Civic (Civ) zoning district and is developed with the Ovitt Family Community Library. The property to the north is within the OL (Office Light) and MDR-18 (Medium Density Residential) zoning districts and is developed with a mixture of commercial and residential land uses. The property to the east is within the MU-1 (Mixed Use Downtown) zoning district and is developed with the University of La Verne. The properties to the

west are within the MU-1 (Mixed Use Downtown) zoning district and are developed with a public parking structure and the Downtown Ontario Luxury Apartments (Phase I), which is currently under construction.

The Policy Plan (General Plan) of The Ontario Plan (TOP) specifies that the development of the Downtown Mixed-Use area is to be implemented through the approval of an Area Plan or PUD prior to the development of the properties. In compliance with this requirement, the Applicant has submitted the Downtown Ontario Luxury Apartments PUD (included as Attachment A to the Ordinance), which is consistent with the vision, goals, and policies of the Policy Plan. A PUD is comparable to a Specific Plan in that it establishes development regulations that are unique to a specific area. However, unlike a Specific Plan, a Planned Unit Development is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

PLANNED UNIT DEVELOPMENT: Key components of the PUD include the following:

Land Use and Development Regulations — The MU-1 (Downtown Mixed Use) zoning district allows for residential development at a density of 25.1 to 75 dwelling units per acre. Consistent with the MU-1 zoning district and TOP Downtown District Place Type, the PUD allows for residential development of 30 to 91 dwelling units, with a maximum building height of 40 feet (3 stories) and up to 55 feet for architectural projections.

Landscaping — The landscaping concept is centered around the use of sustainable and low water use plant materials. As an example, varying species of evergreen and deciduous trees with interest in form and foliage color may be integrated into the landscape design. Pattern and planting should accentuate the common open space areas and create a visible connection to pedestrian pathways and sidewalks. The PUD also requires the landscaping and irrigation be drought tolerant and meet the current Water Use Classifications of Landscape Species requirements.

Parking and Circulation — In order to achieve the preferred density, the PUD encourages podium style residential development above ground floor structured parking for residents and guests.

Access to Mass Transit — An existing bus stop is located on the northeast corner of Euclid Avenue and D Street for Omnitrans Route 83. Additionally, located near Euclid Avenue on Holt Boulevard is Omnitrans Route 61 which has been identified as the future West Valley Connector Bus Rapid Transit (BRT), which is starting construction. A stop is planned for Holt Boulevard between Lemon and Plum Avenues.

Architectural Character — The PUD includes architectural design guidelines specific to the downtown location and residential building type and establishes the following design principles:

- Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material;

- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material;

- The overall character should feel like a modern interpretation of a traditional American small town; and

- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged. As this is Phase 2 of the Downtown Ontario Luxury Apartments PUD, the architecture will utilize many of the similar/compatible elements and colors to those planned for Phase 1.

HOUSING ELEMENT COMPLIANCE: The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

ENVIRONMENTAL REVIEW: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, and meets all the following conditions:

- The proposed Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations. The proposed Project is located within the Downtown Mixed Use land use designation of the Policy Plan (General Plan) Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the MU-1 (Downtown Mixed Use) zoning district and the related proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, which, at the Project location, intends to accommodate housing units at a density of 25 to 75 du/ac.

• The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 1.22-acres of land, which is surrounded by established development on all sides and consists of a mix of multiple-family, civic, retail, and commercial land uses.

• The Project site has no value as habitat for endangered, rare, or threatened species. The site is located in an urbanized area, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by library/City Hall patrons, retail customers, and neighboring residents, and, as such, is not suitable habitat for any endangered, rare, or threatened species.

• Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-1 (Downtown Mixed Use) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development and performance standards, and as demonstrated in the GHG and Traffic analysis, noise and parking studies, Arborist Report, and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project.

• The site is adequately served by all required utilities and public services. All necessary wet and dry utilities are within the public street and are readily available for connection; and

• The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.

PLANNING COMMISSION REVIEW: On February 27, 2024, the Planning Commission conducted a public hearing to consider the Project and concluded the hearing on that date. After considering all public testimony on the application, the Planning Commission voted 6-0 to approve Resolution PC24-007, recommending that the City Council approve the PUD. At the same meeting, the Planning Commission approved the related Development Plan, contingent upon City Council approval of the PUD.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA REPORT

February 27, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

FILE NOS: PUD23-002 and PDEV23-017

SUBJECT: A public hearing to consider a Planned Unit Development (File No. PUD23-002) to establish development standards and design guidelines for the project site in conjunction with a Development Plan (File No. PDEV23-017) to construct 69 multiple-family dwellings on approximately 1.22 acres of land located at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district. (APNs: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, and 1048-556-14); **submitted by Euclid Investment Group, LLC. City Council action is required for approval of File No. PUD23-002.**

PROPERTY OWNER: City of Ontario

RECOMMENDED ACTION: That the Planning Commission 1) consider and approve File No. PDEV23-017 and 2) recommend that the City Council adopt File No. PUD23-002 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval appended to the attached resolutions as "Attachment A."

PROJECT SETTING: The Project site is comprised of 1.22-acres of land located south of D Street, west of Plum Avenue, and east of Lemon Avenue at 218 East D Street, which is depicted in Exhibit A: Project Location Map, attached. The existing site is currently developed with a paved public parking lot. On the same block, across the public alley to the south, is the Ovitt Family Community Library, the University of La Verne is to the east, a mixture of commercial and residential land uses are to the north, and the C Street public parking structure is to the west. Also, to the west and currently under construction, is phase 1 of Downtown Ontario Luxury Apartments. Phase 1 is a new 4-story, mixed-use building consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor commercial. The existing

Figure 1: Project Location

Case Planner:	Diane Ayala
Planning Director Approval:	
Submittal Date:	July 14, 2023

Hearing Body	*Date*	*Decision*	*Action*
DAB	2/21/24	Approval	Recommend (File No. PDEV23-017)
PC	2/27/24	Approve Approval	Final (File No. PDEV23-017) Recommend (File No. PUD23-002)
CC	3/19/24		Final (File No. PUD23-002)

surrounding land uses, zoning, and Policy Plan (general plan) land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — On October 26, 2021, the Planning Commission approved Development Plan, File No. PDEV20-020, to construct the Downtown Ontario Luxury Apartments (phase 1) and construction began early in 2023. The development is expected to be fully operational by 2025.

On December 6, 2022, the City Council approved a Disposition and Development Agreement ("DDA") with the Applicant for a mutual benefit that would further The Ontario Plan (TOP) Policy Plan (general plan) goals of an intensive mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, while ensuring that the historic character of the Downtown is preserved. The DDA includes requirements for the Applicant to adhere to certain deadlines for project entitlement and construction completion for the disposition of the property.

The Applicant has filed a request for approval of the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development ("PUD"), File No. PUD23-002, and a Development Plan, File No. PDEV23-017. Final approval of the Development Plan is contingent upon the City Council adoption of the PUD for the Project site.

On February 21, 2024, the Development Advisory Board considered the subject Development Plan and recommended approval to the Planning Commission with conditions of approval.

(2) Planned Unit Development (File No. PUD23-002) — The MU-1 (Downtown Mixed-Use) zoning district, requires the preparation and approval of a PUD to establish the development standards and design guidelines for the site. The proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, appended to the attached resolution as "Attachment A," identifies the following components:

(a) Land Use and Development Regulations — The MU-1 (Downtown Mixed Use) zoning district allows for residential development at a density of 25.1 to 75 dwelling units per acre. Consistent with the MU-1 zoning district and TOP Downtown District Place Type, the PUD allows for residential development of 30 to 91 dwelling units, with a maximum building height of 40 feet (3 stories) and up to 55 feet for architectural projections.

(b) Landscaping — The landscaping concept is centered around the use of sustainable and low water use plant materials. As an example, varying species of evergreen and deciduous trees with interest in form and foliage color may be integrated in the landscape design. Pattern and planting should accentuate the common open space areas and create a visible connection to pedestrian pathways and sidewalks. The

PUD also requires the landscaping and irrigation be drought tolerant and meet the current Water Use Classifications of Landscape Species requirements.

(c) Parking and Circulation — In order to achieve the preferred density, the PUD encourages podium style residential development above ground floor structured parking for residents and guests.

(d) Access to Mass Transit — An existing bus stop is located on the northeast corner of Euclid Avenue and D Street for Omnitrans Route 83. Additionally, located near Euclid Avenue on Holt Boulevard is Omnitrans Route 61 which has been identified as the future West Valley Connector Bus Rapid Transit (BRT).

(e) Architectural Character — The PUD includes architectural design guidelines, specific to the downtown location and residential building type, and establishes the following design principles:

(i) Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

(ii) New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

(iii) The overall character should feel like a modern interpretation of a traditional American small town.

(iv) Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged.

(3) Development Plan (File No. PDEV23-017)

(a) Site Design/Building Layout — The Project proposes the construction of one building consisting of 69 residential apartment units, at a density of 56.6 dwelling units per acre as depicted in Exhibit B: Site Plan, attached. The proposed rectangular-shaped building will have 3-stories, with an overall average height of 38 feet, and constructed with an approximate 12-foot setback from Lemon Avenue, a 6-foot setback (including a 2-foot architectural projection) from D Street, a 4-foot setback (including a 2-foot architectural projection) from Plum Avenue, and a 5.5-foot setback from the alley.

Oriented towards Lemon Avenue, the main lobby, leasing office, and mail room are centrally located on the ground floor and are flanked by 3 residential units. The remainder of the ground floor will serve as the parking garage for residents and guests. The stacked-flat residential unit configuration located on the second and third floors will provide one

and 2-bedroom apartments centered around a podium level green courtyard. Residential units, as described in the table below, will be accessible from interior hallways, one on-site elevator, and 3 stairwells. Each unit will have a minimum of one private deck 90 square feet in size and units located on the podium level that front onto the courtyard will have additional private patio area ranging in size from 78 to 113 square feet, and are depicted in Exhibit C: Floor Plans, attached.

(b) Site Access/Circulation — The Project will have pedestrian access points to the site along D Street through a secured gate, through the main lobby on Lemon Avenue, and through 2 secured doorways that lead to enclosed stairwells located on the west and east sides of the alley. Additional secured access points that lead to the first-floor interior lobby and the elevator are from Lemon Avenue and the alley. Access to the units will be from a series of interior lobbies. Vehicular access to the site is provided from a 15-foot-wide one-way public alley where two 24-foot-wide, gated garage entry bays are located.

(c) Parking — The Project requires 124 vehicle parking spaces as specified in the proposed PUD and the Project proposes 126 vehicle parking spaces, which exceeds the minimum parking required for the Project. The off-street parking calculations for the Project are summarized in the table below:

Parking Summary

Type of Use	***No. of units***	***Parking Ratio***	***Spaces Required***	***Spaces Provided***
Residential Units	69 (110 bedrooms)	1 space per bedroom	110	110
Residential Guest	69 units	0.20 space per unit	14	16
TOTAL			**124**	**126**

The Project site is currently developed with a surface parking lot that provides 113 parking spaces for public use. Development of the Project will result in relocation of the public parking spaces to curb adjacent street parking and in nearby public parking lots. A Parking Inventory was prepared by RK Engineering Group, Inc. on January 23, 2024 to determine the number of existing and temporary off-street and street parking spaces located within 4 blocks of the Project site, and is provided in Exhibit H: Downtown Parking Inventory.

As the Inventory demonstrates, there are currently 704 public parking spaces and 326 street (curb adjacent) parking spaces for a total of 1,030 parking spaces for public use. The City is preparing to grade, slurry and stripe approximately 2 acres of land located on the 400 block of North Euclid Avenue, south of East E Street, north of East D Street and west of North Lemon Avenue, for use as temporary public parking that will provide 207 off-street parking spaces. Additionally, construction has commenced on a parking structure located mid-block on North Sultana Avenue, south of East D Street and north of East B Street that will provide 821 public parking spaces. Once these improvements have

been completed, the availability of parking will increase by approximately 960 parking spaces from1,030 to 1,990 spaces, to serve the Civic Center. The current parking supply, along with the ability to deliver additional parking spaces, makes the proposed development of the public parking lot feasible.

(d) Architecture — The building will be designed in a contemporary architectural style to compliment the Downtown Ontario Luxury Apartments (phase 1) and is depicted in Exhibit D: Exterior Elevations and Exhibit E: Project Rendering, attached. The main lobby entrance is designed as a traditional storefront with a bulkhead (base), large windows, transom windows and entry door with a kick plate. A mid-panel floor has been added to distinguish the ground (garage) level from the upper residential levels, vertically dividing the building. Large decorative metal security screens will cover the garage bay openings which have been designed to maintain the window fenestration. Brick veneer, in a variety of color and texture, will emphasize the first story of the building and on upper levels at key locations to create articulation in the building modulation. Upper stories will have a combination of smooth trowel finish, scored horizontal and vertical reveals, and horizontal cementitious siding. Vertical panels with windows will be inset from the exterior wall face and metal awnings are strategically placed over first and third story windows to provide visual relief. The building has a parapet roof with decorative cornice.

The Project illustrates the type of high-quality residential development and architecture promoted by the proposed Downtown Ontario Luxury Apartments, Phase II PUD, the Downtown Design Guidelines and the Ontario Development Code. This is exemplified through the use of:

- Articulation in building footprint and in dipartite and tripartite divisions, creating breaks in horizontal massing; and

- Articulation in storefront modulation through color and material change, bulkhead/base, transom windows, glass entry doors with kickplate, and mid-floor panels; and

- Articulation in the building parapet and roof lines, which serves to accentuate the building's entries and openings, and breaks up large expanses of building wall; and

- Recessed and symmetrically arranged upper floor windows; and

- A mix of exterior materials, finishes, fixtures, and color blocking.

(e) Landscaping, Common Open Space and Amenities — Landscaping is provided for the full length of the Project street frontages, alley, and recreation area for a total of 7,923 square feet, which meets the minimum 15 percent landscape coverage requirement for the Project. A variety of accent and shade trees in 24-inch, 36-inch, and 48-inch box and 15-gallon sizes, as well as 1, 5, and 15- gallon size shrubs, groundcover,

and vines will be planted in a variety of species throughout the site to create landscape areas that are aesthetically pleasing while having low or moderate water usage. Decorative paving and lighting will be provided at entries, pedestrian walkways, and other key locations throughout the Project, as depicted in Exhibit F: Landscape Plan, attached.

Existing parkway trees located on Lemon Avenue and Plum Avenue will be preserved and 24-inch box Sycamores will be planted in a new curb adjacent parkway along D Street to match the Civic Center. Existing streetlight posts will be replaced with King standard lamppost to achieve maximum compatibility.

Approximately 9,000 square feet of common open space and recreation area are provided within the podium courtyard located on the second level, as depicted in Exhibit G: Common Open Space Plan. The courtyard is enhanced with decorative tile and paving and is landscaped with a variety of 36-inch box trees that enclose the perimeter, creating a semi-private area. Barbeques, counter tops, built in benches with tile back and seat, and raised planters are located at each end of the courtyard.

A total of 15,180 square feet of private and common open space is required for the Project and a total of 16,533 square feet has been provided, exceeding the minimum standard.

(f) Signage — All Project signage is required to comply with sign regulations provided in Ontario Development Code Division 8.1. Prior to the issuance of a Building Permit for the installation of any new on-site signage, the Applicant is required to submit Sign Plans for Planning Department review and approval.

(g) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of an underground storm capture detention and pre-treatment systems located at the southwest portion of the project area. Any overflow drainage will be conveyed to the public street by way of parkway drains and culverts.

PUBLIC NOTIFICATION: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within a minimum of 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

CORRESPONDENCE: As of the preparation of this Agenda Report, Planning Department staff has not received any written or verbal communications from the owners or

occupants of properties surrounding the Project site or from the public in general, regarding the subject application.

AGENCY/DEPARTMENT REVIEWS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Resolution preparation, recommended conditions of approval were provided and are appended to the attached Resolutions as "Attachment A."

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making and recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G 1-2. Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU-1 Balance: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➢ LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

➢ LU-1.6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

- Goal LU-2 Compatibility: Compatibility between a wide range of uses and a resultant urban patterns and forms.

➢ LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

- Goal H-2 Housing Supply & Diversity: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➢ H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

Community Economics Element:

▪ Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

➢ CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

▪ Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

➢ CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➢ CE-2.2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

➢ CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➢ CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

▪ Goal S-1 Seismic & Geologic Hazards: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.

➢ S-1.1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

- Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

  - CD-1.1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.

  - CD-1.2 Place Types. We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.

  - CD-1.3 Existing Neighborhoods. We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.

- Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

  - CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

    - Building volume, massing, and height to provide context-appropriate scale and proportion;
    - A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
    - Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

  - CD-2.2 Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

    - A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
    - Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
    - Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
    - Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
    - Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

- CD-2.7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.

- CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

- CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD-2.12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD-3.2 Comfortable, Human-Scale Public Realm. We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.

- *CD-3.3* Complete and Connected Network. We require that pedestrian, vehicular, and bicycle circulation on both public and private property be coordinated to provide connections internally and externally to adjacent neighborhoods and properties (existing and planned) through a system of local roads and trails that promote walking and biking to nearby destinations (including existing and planned parks, commercial areas, and transit stops) and are designed to maximize safety, comfort, and aesthetics.

- CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and

identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

- CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

- CD-3.6 Managed Infrastructure. We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.

- Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

- CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The Project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

ENVIRONMENTAL REVIEW: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, and meets all the following conditions:

(a) *The proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The proposed Project is located within the Downtown Mixed Use land use designation of the Policy Plan (general plan) Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the MU-1 (Downtown Mixed Use) zoning district and the related proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, which, at the Project location, intends to accommodate housing units at a density of 25 to 75 du/ac.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 1.22-acres of land, which is surrounded by established development on all sides and consists of a mix of multiple-family, civic, retail, and commercial land uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species.* The site is located in an urbanized area, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by neighboring residents, and as such not suitable habitat for any endangered, rare, or threatened species.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-1 (Downtown Mixed Use) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development and performance standards, and as demonstrated in the GHG and Traffic analysis, noise and parking studies, Arborist Report, and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project.

(e) *The site is adequately served by all required utilities and public services.* All necessary wet and dry utilities are within the public street and are readily available for connection; and

(f) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*Policy Plan Land Use Designation*	*Zoning Designation*
Site:	Paved public parking lot	Mixed Use Downtown	MU-1 (Mixed Use Downtown) & Ontario Luxury Apartments Phase II PUD
North:	Commercial and residential	Office Commercial & Medium Density Residential	OL (Office Light) & MDR-18 (Medium Density Residential)
South:	Public library	Public Facility	Civic
East:	Private university	Mixed Use Downtown	MU-1 (Mixed Use Downtown)
West:	Structure parking and multiple family residential	Mixed Use Downtown	MU-1 (Mixed Use Downtown) & Downtown Civic Center PUD

General Site & Building Statistics

Item	*Required Min./Max.*	*Provided (Ranges)*	*Meets Y/N*
Project area (in acres):	1.22	1.22	Y
Maximum project density (dwelling units/ac):	31-91	56.5	Y
D Street setback (in FT):	6*	6/4*	Y
Lemon Ave. setback (in FT):	10*	12-15	Y
Plum Ave. setback (in FT):	4*	4/2*	Y
Public Alley setback (in FT):	5	5.5	Y
Maximum height (in FT):	55	37'10"- 38'10"	Y
Parking – resident:	1 per bedroom	110 (110 bedrooms total)	Y
Parking – guest:	0.20 per unit	16 (69 units)	Y
Open space – private:	90 sf per unit	90-203 sf per unit	Y
Open space – common:	130 sf per unit (average)	130 sf per unit	Y

**** Architectural projection may encroach up to 2 feet***

Dwelling Unit Statistics:

Unit Type	*Unit Size (in SF)*	*No. Bedrooms*	*No. Bathrooms*	*Private Open Space (in FT)*	*No. of units*
P1-1	724	1	1	90/203 (podium level)	8
P1-2	743	1	1	96	20
P2-0	932	2	2	91/169 (podium level)	8
P2-1	1022	2	2	90/199 (podium level)	8
P2-2	1050	2	2	90	25
				TOTAL RESIDENTIAL UNITS	69

Exhibit A: PROJECT LOCATION MAP

Exhibit B: SITE PLAN

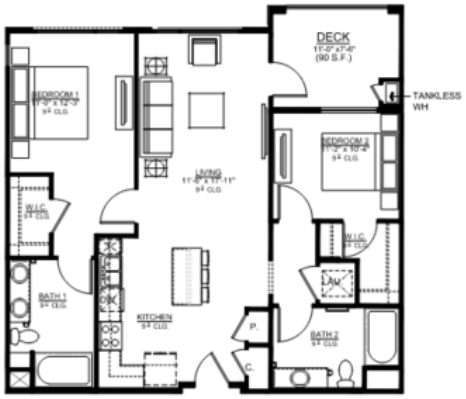
Exhibit C: FLOOR PLAN

Level 1

Exhibit C: FLOOR PLAN (CONTINUED)

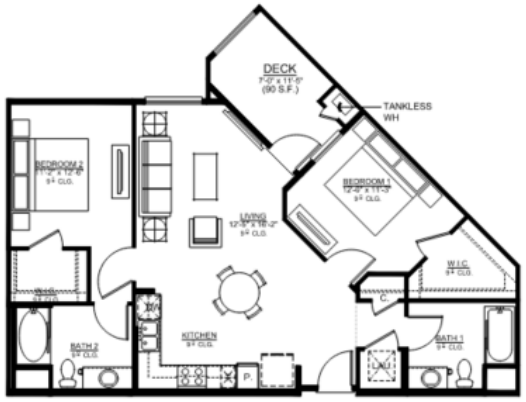
Levels 2 and 3

Exhibit C: FLOOR PLAN (CONTINUED)



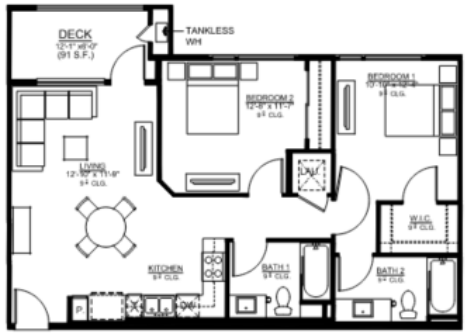
25 Units

P2 -2 (2 BED / 2 BATH)
NET S.F. - 986 S.F.
GROSS S.F. - 1,049 S.F.



8 Units

P2 -1 (2 BED / 2 BATH)
NET S.F. - 960 S.F.
GROSS S.F. - 1,020 S.F.



8 Units

P2 -0 (2 BED / 2 BATH)
NET S.F. - 864 S.F.
GROSS S.F. - 932 S.F.

GENERAL NOTES
* Window placement may vary due to elevavation - see building plans
* Mechanical shall vent through roof

20 Units

P1 -2 (1 BED / 1 BATH)
NET S.F. - 696 S.F.
GROSS S.F. - 743 S.F.

8 Units

P1 -1 (1 BED / 1 BATH)
NET S.F. - 674 S.F.
GROSS S.F. - 724 S.F.

Exhibit D: EXTERIOR ELEVATIONS

D Street (north)

Lemon Avenue (west)

Exhibit D: ELEVATIONS (CONTINUED)

Plum Avenue(east)

Public Alley (south)

Exhibit E: CONCEPTUAL RENDERING

Plum Ave and D Street

Exhibit F: LANDSCAPE PLAN

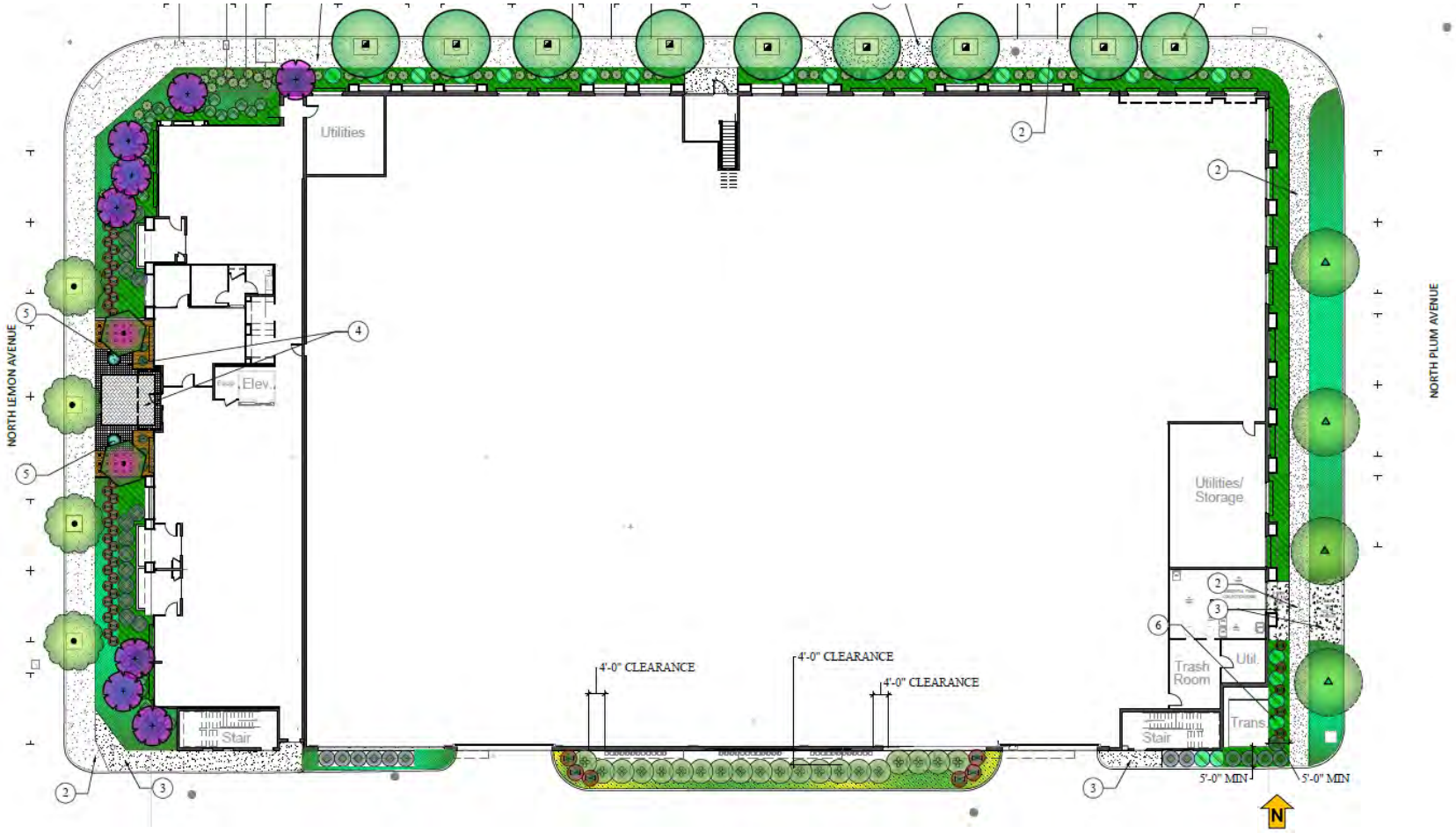
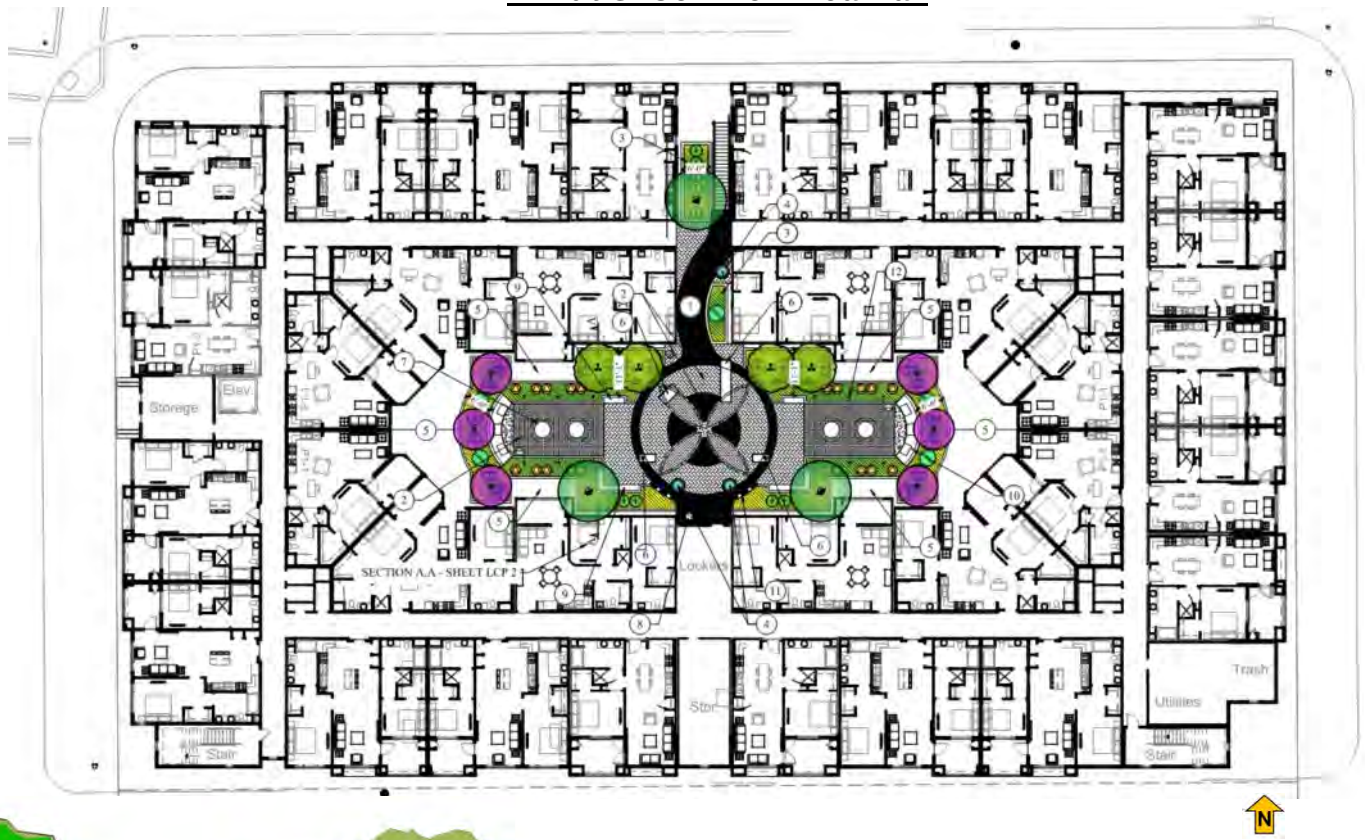


Exhibit G: Common Area Plan



LEGEND

1	28" TALL RAISED PLANTER WALLS	7	PODIUM DECK
2	RAISED PLANTER SOIL MIX	8	SOIL LEVEL 6" BELOW TOP OF WALL, TYP
3	FILTER FABRIC AND AGGREGATE LAYER FOR DRAINAGE	9	STEEL ARBORS WITH DECORATIVE PERFORATED METAL PANELS AND FESTIVAL LIGHTS
4	30" HIGH BUILT IN BENCHES WITH TILE BACK AND SEAT	10	STEEL BACKSPLASH WITH DECORATIVE PERFORATED METAL PANEL
5	DECORATIVE TILE	11	NATURAL GAS BARBECUE GRILLS
6	ACCESS PANELS	12	34" HIGH SYNTHETIC STONE BARBECUE COUNTER

Exhibit H: DOWNTOWN PARKING INVENTORY

Exhibit A

Existing Downtown Ontario Parking Inventory

Legend:

= Project Site Boundary

= Public Parking

= City Owned Parking Lots

N

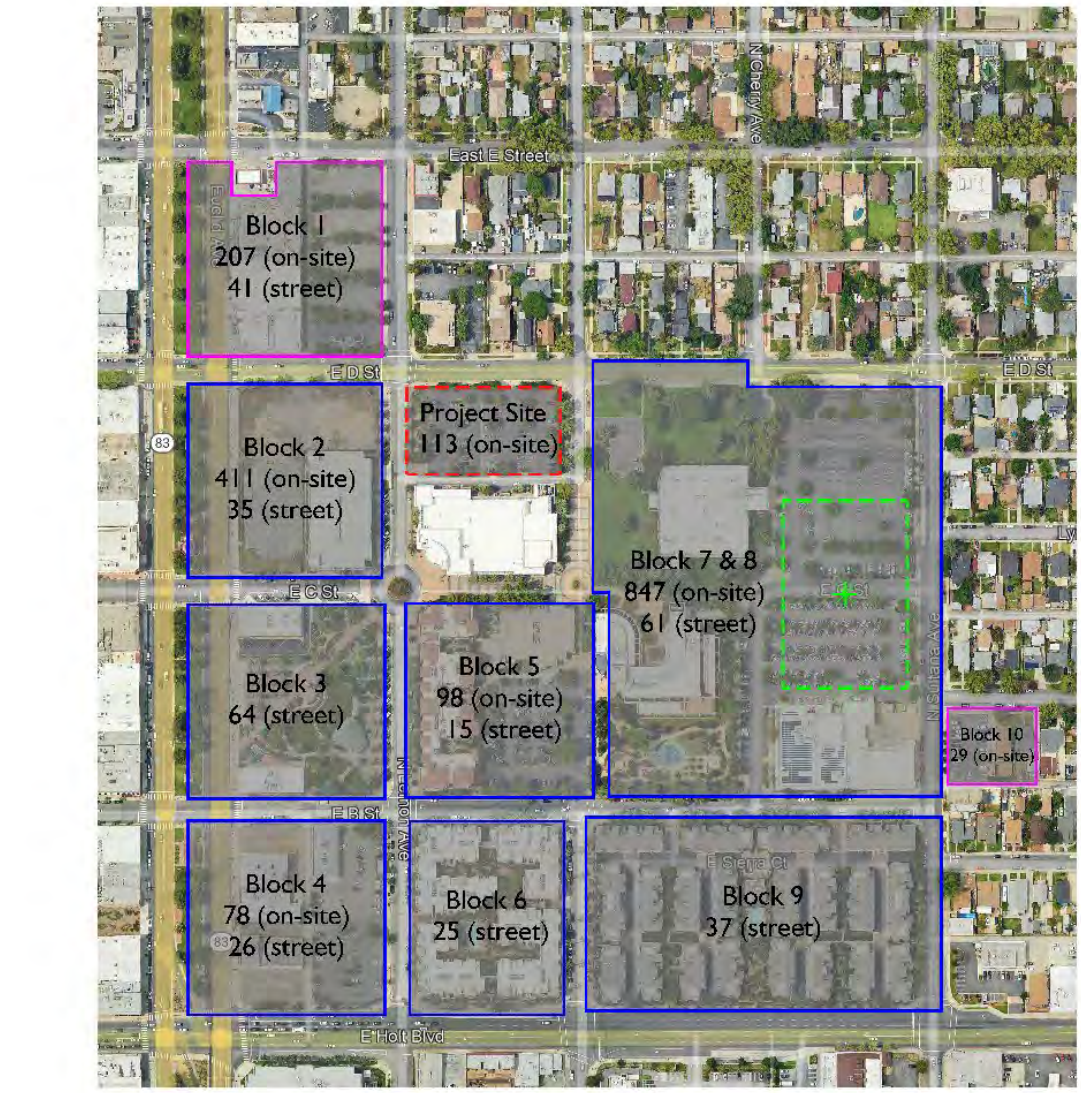
2290-2024-01
DOWNTOWN ONTARIO PARKING INVENTORY, Ontario,CA

RK engineering group, inc.

Exhibit H: DOWNTOWN PARKING INVENTORY (CONTINUED)

Exhibit B

Future Downtown Ontario Parking Inventory



Legend:

- = Project Site Boundary
- = Future Public Parking Structure (821 Spaces)
- = Future Public Parking Strcuture Boundary
- = Public Parking
- = City Owned Parking Lots

N

2290-2024-01
DOWNTOWN ONTARIO PARKING INVENTORY, Ontario,CA

RK engineering group, inc.

Exhibit H: DOWNTOWN PARKING INVENTORY (CONTINUED)

Existing Downtown Ontario Parking Inventory (Summary Table)

Location[1, 2]	Parking Spaces
Off-Street Parking	
Block 1	49
Block 2	411
Block 4	78
Block 5	98
Block 8	39
Block 10	29
Sub-Total Off-Street Parking Supply	**704**
On-Street Parking Supply[3]	**326**
Total Existing Parking Supply	**1,030**

[1] See Exhibit A for a block location map.

[2] - Block 2 includes a public parking structure with 411 spaces.
- A future parking structure will be constructed on Block 7 and Block 8 and will include 821 spaces.
- Block 10 is a city owned parking lot.

[3] See Table 3 for on-street parking details

Exhibit H: DOWNTOWN PARKING INVENTORY (CONTINUED)

Future Downtown Ontario Parking Inventory (Summary Table)

Location[1, 2]	Parking Spaces
Off-Street Parking	
Block 1	207
Block 2	411
Block 4	78
Block 5	98
Block 7 & 8	847
Block 10	29
Sub-Total Off-Street Parking Supply	**1,670**
On-Street Parking Supply[3]	**320**
Total Future Parking Supply	**1,990**

[1] See Exhibit B for a block location map.

[2] - Block 2 includes a public parking structure with 411 spaces.
- A future parking structure will be constructed on Block 7 and Block 8 and will include 821 spaces.
- Block 1 and Block 10 are city owned parking lots.

[3] See Table 3 for on-street parking details

Exhibit H: DOWNTOWN PARKING INVENTORY (CONTINUED)

Table 3
Downtown Ontario Parking Inventory
(On-Street Parking Table)

	Street	Direction	Parking Spaces[1, 2]
1.	**Euclid Avenue** E Street to D Street	Northbound	19
2.	**Euclid Avenue** D Street to C Street	Northbound	26
3.	**Euclid Avenue** C Street to B Street	Northbound	25
4.	**Euclid Avenue** B Street to Holt Boulevard	Northbound	20
5.	**East E Street** Euclid Avenue to Lemon Avenue	Westbound	7
6.	**East D Street** Euclid Avenue to Sultana Avenue	Eastbound	24
7.	**East D Street** Euclid Avenue to Sultana Avenue	Westbound	17
8.	**East C Street** Euclid Avenue to Lemon Avenue	Eastbound	13
9.	**East C Street** Cherry Avenue to Sultana Avenue	Eastbound	6
10.	**East B Street** Euclid Avenue to Sultana Avenue	Westbound	27
11.	**East B Street** Euclid Avenue to Sultana Avenue	Eastbound	25
12.	**Lemon Avenue** E Street to D Street	Southbound	9
13.	**Lemon Avenue** D Street to Holt Boulevard	Northbound	27
14.	**Lemon Avenue** D Street to Holt Boulevard	Southbound	23
15.	**Plum Avenue** Holt Boulevard to B Street	Northbound	12
16.	**Plum Avenue** Holt Boulevard to B Street	Southbound	9
17.	**Sultana Avenue** Holt Boulevard to D Street	Northbound	19
18.	**Sultana Avenue** Holt Boulevard to D Street	Southbound	18
Total On-Street Parking Supply			**326**

[1] Per the Ontario Devlopment Code, dated 12.01.2020, the standard parking space dimension for parallel parking is 8 feet wide by 24 feet long.

[2] East C Street from Cherry Avenue to Sultana Avenue will be vacated in the future parking phase.

RESOLUTION NO. PC24-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PUD23-002, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE PROJECT SITE, LOCATED AT 218 EAST D STREET WITHIN THE MU-1 (MIXED USE DOWNTOWN) ZONING DISRICT AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, AND 1048-556-14

WHEREAS, Euclid Investment Group, LLC. ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD23-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.22 acres of land located on the south side of D street, west of Plum Avenue, and east of Lemon Avenue at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district, and is presently improved with a paved public parking lot; and

WHEREAS, the property south across the public alley is within the Civic zoning district and is developed with the Ovitt Family Community Library. The property to the north is within the OL (Office Light) and MDR-18 (Medium Density Residential) and is developed with a mixture of commercial and residential land uses. The property to the east is within the MU-1 (Mixed Use Downtown) and developed with the University of La Verne. The properties to the west are within the MU-1 (Mixed Use Downtown) zoning district and are developed with C Street public parking structure and the Downtown Ontario Luxury Apartments (Phase I) which is currently under construction; and

WHEREAS, an existing bus stop is located on the northeast corner of Euclid Avenue and D Street for Omnitrans Route 83. Additionally, located near Euclid Avenue on Holt Boulevard is Omnitrans Route 61 which has been identified as the future West Valley Connector Bus Rapid Transit (BRT); and

WHEREAS, the MU-1 (Downtown Mixed Use) zoning district allows for residential development at a density of 25.1 to 75 dwelling units per acre. Consistent with the MU-1 zoning district and TOP Downtown District Place Type, the Downtown Ontario Luxury Apartments (Phase II) PUD allows for residential development of 19 to 59 dwelling units, with a maximum building height of 40 feet (3 stories) and up to 55 feet for architectural projections; and

WHEREAS, the PUD requires a minimum of 1 resident parking space per bedroom and 0.20 guest parking per dwelling unit; and

WHEREAS, the PUD includes architectural design guidelines, specific to the downtown location, and establishes the following design principles:

(a) Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

(b) New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

(c) The overall character should feel like a modern interpretation of a traditional American small town.

(d) Create compatibility between the existing mixed use and commercial architecture and the new residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, “sameness” is discouraged; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan

(hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 27, 2024, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, and meets all the following conditions:

(a) *The proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The proposed Project is located within the Downtown Mixed Use land use designation of the Policy Plan (general plan) Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the MU-1 (Downtown Mixed Use) zoning district and the related proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, which, at the Project location, intends to accommodate housing units at a density of 25 to 75 du/ac.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 1.22-acres of land, which is surrounded by established development on all sides and consists of a mix of multiple-family, civic, retail, and commercial land uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species.* The site is located in an urbanized area, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by neighboring residents, and as such not suitable habitat for any endangered, rare, or threatened species.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The residential development is similar to, and of no greater impact than other allowed uses and development projects within the MU-1 (Downtown Mixed Use) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development and performance standards, and as demonstrated in the GHG and Traffic analysis, noise and parking studies, Arborist Report, and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project.

(e) *The site is adequately served by all required utilities and public services.* All necessary wet and dry utilities are within the public street and are readily available for connection; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 3: ***Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must

be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP; and

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Described within the PUD are The Ontario Plan objectives in which the Project complies with the Policy Plan goals and policies.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The PUD has been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Downtown Ontario Luxury

Apartments (Phase II) PUD area is situated in the heart of Ontario's downtown and is adjacent to residential, commercial, educational, and civic land uses and development. The surrounding development supports the objective of the PUD for residential development. The Project does not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed Downtown Ontario Luxury Apartments (Phase II) PUD, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the Project was completed, including analysis of the project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the proposed Planned Unit Development and the proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The Downtown Ontario Luxury Apartments (Phase II) PUD will establish minimum building setbacks, parking and open space requirements, allow on-street parking, and establish a planting palette. These standards will facilitate the residential development of 69 apartment units, parking facilities and private and common open space areas. The proposed Downtown Ontario Luxury Apartments (Phase II) PUD will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of February, 2024 and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Nancy DeDiemar
Planning Commission Chairman

ATTEST:

Henry K. Noh
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC24-007, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 27, 2024, by the following roll call vote, to wit:

AYES: Anderson, DeDiemar, Del Turco, Gage, Lampkin, Ricci

NOES: None

ABSENT: Dean

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD23-002
Downtown Ontario Luxury Apartments Phase II
Planned Unit Development (PUD)

(PUD to follow this page)

Downtown Ontario Luxury Apartments (Phase II) Planned Unit Development

File No. PUD23-002
Ordinance No.
February 27, 2024

Prepared For:

Euclid Investment Group, LLC
2100 South State College Blvd.
Anaheim, CA 92806

Prepared By:

CASC Engineering & Consulting, Inc.
1470 E. Cooley Drive
Colton, CA 92324
909-783-0101
www.cascinc.com

CASC
Engineering and Consulting

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1. Introduction

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development ("PUD") is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of a 1.19-acre site that consists of six (6) parcels (APNs: 1048-556-01, -02, -03, -04,-05, -14). The Project site is located south of East D Street, west of Plum Avenue, and east of North Lemon Avenue in the City of Ontario (see *Exhibit 1-1: Project Location*). This property is situated within the City of Ontario's Downtown Civic Center District. The PUD is designed to provide highly functional development standards and design guidelines that work in tandem with The Ontario Plan (TOP) and the Ontario Development Code to facilitate the development of a high-density, multiple-family residential project that is compatible with adjacent land uses and the surrounding community character.

The Project site is located within the Ontario Plan Downtown Mixed-Use District, which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of a Downtown Mixed-Use District Planned Unit Development (PUD), as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). Upon approval, the PUD will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply to this PUD.

City staff and private developers shall rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives. These objectives have been curated over the past 20+ years to maintain the historic character of Downtown Ontario while simultaneously promoting sustainable and innovative architectural designs that add to the beauty and functionality of this vital part of the City.

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Exhibit 1-1: Project Location

2. Objectives

2.1 The Ontario Plan Objectives

The Ontario Plan (TOP) Policy Plan (General Plan) designates the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area as Mixed Use – Downtown (MU-Downtown). *Exhibit 2-1: TOP Land Use Plan* identifies the land use designation for the PUD area and surrounding properties. The MU-Downtown land use category accommodates an intensive vertical and horizontal mixture of retail and office uses at a maximum intensity of 2.0 floor-to-area ratio (FAR), and residential uses within a density range of 25.0 to 75.0 dwelling units per acre. Development projects within the MU-Downtown area are intended to maintain a pedestrian friendly atmosphere, while also enhancing the historic character of the area.

In addition to the MU-Downtown designation, the PUD area is also situated within the Civic Center District, which contributes to the unique character of the area. Comprised of notable buildings like City Hall, the Public Library, and the Community Center, the Civic Center District is a defining feature of the community. The Civic Center has significant outdoor spaces that can be linked with Downtown to create an enjoyable pedestrian experience, showcasing a mix of attractive open spaces and streetscapes combined with interesting shopping and dining options. Together, these elements culminate in a unique and pedestrian-friendly downtown atmosphere. A well-integrated Civic Center can serve as a valuable resource in the revitalization of Downtown.

The PUD aligns with the principles, goals, and policies outlined within The Ontario Plan's Vision, Governance, Policy Plan, and City Council Goals components. In particular, the proposed Project advances several goals and policies outlined in TOP, which include:

City Council Goals

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

Vision

Dynamic Stability

- An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

Distinctive Development

- **Commercial and Residential Development.** A demonstrated ability to attract housing in pursuit of our acknowledged responsibility to balance housing with the job growth that drives our quality of life.
- **Development Quality.** Superior quality and design of the built environment and open spaces through careful attention to detail at every scale, including public and private spaces and structures.

Exhibit 2-1: TOP Land Use Plan

Land Use Designation	Residential Density & Non-Residential Intensity	Intention
Low-Medium Density	5.1 to 11.0 dwelling units per acre	Single/multi-family attached and detached residences, including small lot subdivisions, townhouses, and courtyard homes.
Medium Density	11.1 to 25.0 dwelling units per acre	Single/multi-family attached and detached residences including townhouses, stacked flats, courtyard homes, and small lot single-family subdivisions.
Mixed Use - Downtown	25.0 to 75.0 dwelling units per acre 2.0 FAR for retail and office uses	Envisioned as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues.
Office/Commercial	0.75 FAR	An intense mixture of professional office, supported by regional serving retail, service, tourist-serving, entertainment, dining, and supporting service uses that capitalize on strategic locations in Ontario. This designation also allows for professional offices such as financial, legal, insurance, medical, and other similar uses in a neighborhood setting and/or as adaptive reuse.
Open Space - Parkland	Not applicable	Recreational facilities, such as tot-lots, parks, golf courses, and sports complexes and joint-use facilities with schools, utilities, and drainage facilities.
Public Facility	Not applicable	Public facilities including civic centers, governmental institutions, police and fire stations, transportation facilities, museums, and public libraries.

Governance

Decision Making

- **Goal G1 Decision Making:** Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - **Policy G1-1: Consistency with Policies.** We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and The Policy Plan.
  - **Policy G1-2: Consistency with Policies.** We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and The Policy Plan.

Policy Plan (General Plan)

Land Use Element

- **Goal LU-1 Balance:** A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - **Policy LU-1.1: Strategic Growth.** We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

Housing Element

- **Goal H-2 Housing Supply & Diversity:** Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - **Policy H-2.5: Housing Design.** We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.
  - **Policy H-2.6: Infill Development.** We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.
- **Goal H-3 Governmental Regulations:** A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.
  - **Policy H-3.2: Flexible Standards.** We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.
  - **Policy H-3.3: Development Review.** We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

Community Economics Element

- **Goal CE-2 Placemaking:** A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.
  - **Policy CE-2.1: Development Projects.** We require new development and redevelopment to create unique, high-quality places that add value to the community.
  - **Policy CE-2.2: Development Review.** We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.
  - **Policy CE-2.4: Protection of Investment.** We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
  - **Policy CE-2.5: Private Maintenance.** We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Community Design Element

- **Goal CD-1 Image & Identity:** A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - **Policy CD-1.1: City Identity.** We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.
  - **Policy CD-1.2: Place Types.** We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.
  - **Policy CD-1.3: Existing Neighborhoods.** We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.
- **Goal CD-2 Design Quality:** A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human- scale, and distinct.
  - **Policy CD-2.1: Quality Building Design and Architecture.** We encourage all development projects to convey visual interest and character through:
    i. Building volume, massing, and height to provide context-appropriate scale and proportion;
    ii. A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
    iii. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.
  - **Policy CD-2.2: Neighborhood Design.** We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:
    i. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
    ii. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;

iii. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;

iv. Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and

v. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

- **Policy CD-2.7: Sustainability.** We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.
- **Policy CD-2.8: Safe Design.** We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.
- **Policy CD-2.9: Landscape Design.** We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
- **Policy CD-2.10: Parking Areas.** We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

  i. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.

  ii. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

- **Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types:** Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.
  - **Policy CD-3.1: Unique Identity.** We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.
  - **Policy CD-3.2: Comfortable, Human-Scale Public Realm.** We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.
  - **Policy CD-3.4: Context-Aware and Appropriate Design.** We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

- **Policy CD-3.5: Active Frontages.** We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).
- **Policy CD-3.6: Managed Infrastructure.** We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.

- **Goal CD-5 Protection of Investment:** A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.
  - **Policy CD-5.1: Maintenance of Buildings and Property.** We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

2.2 Downtown Ontario Luxury Apartments, Phase II Planned Unit Development Objectives

The primary objective of the PUD is to establish standards and guidelines for land uses, building massing, architectural elements, landscape, open space, and parking that align with the goals of the City while also facilitating the development of a top-notch, high-density residential project. Specifically, the objectives of the PUD are as follows:

- To establish comprehensive land use and design principles that contribute towards the creation of innovative, functional, and sustainable housing.
- Promote the revitalization of the Downtown area and foster economic growth by establishing a high-density residential development within the historic Downtown setting.
- To establish harmonious connections between new development and the neighboring residential land uses.
- To integrate high-density housing development into the surrounding community in a way that respects the character and cultural diversity of the area.
- To establish quality standards that ensure long-term maintenance and aesthetics.

3. Land Use

3.1 Residential Use

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area will be developed with a high-density multiple-family residential development. The development will feature a podium-style building with three (3) stories of apartment-style units. This design will provide a modern, attractive, and functional living space for residents, while remaining in line with the overall layout and architectural style of the community. The first floor will contain a parking garage, along with the lobby and leasing office, and three (3) residential units. The second floor will contain residential units alongside a courtyard for residents and guests to enjoy. The third floor will contain residential units with a view of the courtyard below. In total, the development will include sixty-nine (69) units on 1.22 acres, resulting in a density of 56.6 dwelling units per acre (DU/AC). *Exhibit 3-1: Site Plan* provides an illustrative overview of the proposed development.

3.2 Permitted Uses

The permitted land uses within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) are as follows:

- Multiple-family residential dwellings;
- Leasing/Administrative Office (for on-site property and facilities management only);
- Motor vehicle parking ancillary to a multiple-family residential development project;
- Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, courtyards, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
- Home occupations within residential units, in accordance with the Ontario Development Code;
- Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit).

Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

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Exhibit 3-1: Site Plan

LEVEL 3

LEVEL 2

Open Space Calculations

Private Open Space

Plan	Balcony or Patio	Podium Level	Quantity	Total
P1-1	90	113	8	1624
P1-2	96	0	20	1920
P2-0	91	78	8	1352
P2-1	90	109	8	1592
P2-2	90	0	25	2250
Total Private Open Space Provided				8738

Common Open Space	
Area 1	4973
Total Common Open Space Provided	4973

* Common Open Space Per Unit 72

* REFER TO COVER SHEET A0.0 FOR COMMON AND PRIVATE OPEN SPACE SUMMARY

- Residential Units
- Circulation
- Leasing
- Parking
- Courtyard
- Paving
- Utilities and Storage
- Landscape Coverage

LEVEL 1

Architecture + Planning
17011 Von Karman Ave.
Suite 300
Irvine, CA 92614
949.851.2133
ktgy.com

HUTTON COMPANIES
Hutton Investment Group, LLC
2100 South State College Blvd.
Anaheim, CA 92806
Mark Richardson
Director of Construction
(714) 921-1230 ext. 217

DOWNTOWN ONTARIO LUXURY APARTMENTS, PHASE II
ONTARIO, CA # 2022-0727

CONCEPTUAL DESIGN
DECEMBER 05, 2023

OPEN SPACE EXHIBIT

A0.1

4. Development Regulations

4.1 Project Density

Residential land uses within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) shall be consistent with the Mixed-Use – Downtown (MU-Downtown) land use designation allowing for residential uses at a density of 25 to 75 dwelling units per acre (DU/AC) or non-residential development at a floor-to-area ratio (FAR) of up to 2.0 for retail and office uses.

4.2 Building Height

Total building height (to flat roofline) shall not exceed 40 feet above the highest existing sidewalk elevation. Architectural projections, such as parapets, roofed towers and gable roofs, or elevator towers may extend up to 55 feet above the highest existing sidewalk elevation. Any rooftop mechanical, venting, or communication equipment shall be located within the roof structure or otherwise screened to ensure that the equipment remains concealed from public sightlines or neighboring buildings.

4.3 Building Setbacks

Building setbacks for the PUD are provided in Table 4-3 below.

Table 4-3: Minimum Building Setbacks

Setback	Distance	Allowed Architectural Projection Encroachment
Minimum Street Setbacks	--	--
▪ North Lemon Ave	10 ft.	2 ft.
▪ East D St	6 ft.	2 ft.
▪ Plum Ave	4 ft.	2 ft.
Minimum Rear Setback	5 ft.	N/A

4.4 Vehicular Access

Vehicle access is provided via two (2) driveways along the southern boundary of the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area. The driveways provide direct access to the ground-level parking garage and are located off an alley (one-way) that connects North Lemon Avenue and Plum Avenue.

4.5 On-Street and Off-Street Parking

Parking requirements are based on the number of bedrooms contained within each dwelling unit. Parking spaces shall be provided pursuant to *Table 4-5: Minimum Parking Requirements*.

Table 4-5: Minimum Parking Requirements

Use	Parking Space
Multiple-Family Dwellings – Resident Parking ▪ One-Bedroom Unit ▪ Two-Bedroom Unit	1.00 spaces per dwelling (at least one space shall be in a garage or carport) 2.00 spaces per dwelling (at least one space shall be in a garage or carport)
Multiple-Family Dwellings – Guest Parking ▪ Portion of dwellings < 100	0.20 spaces per dwelling

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) parking requirements are as follows:

- All required resident parking spaces shall be provided on-site;
- Tandem parking spaces may be counted toward a maximum of 60 percent of the resident parking space requirement established by *Table 4-5: Minimum Parking Requirements.* Tandem spaces are limited to 2-bedroom units and will be assigned as such to eliminate competition or confusion of parking space;
- On-street parking may be utilized to satisfy guest-parking requirements, subject to the following:
    i. On-street parking may be used to satisfy guest parking requirements only, and shall not be used for required resident parking;
    ii. On-street parking shall only be counted along the public streets surrounding the project site, on the side of the street adjoining the project
    iii. All on-street parking locations shall be subject to approval by the City Engineer; and
    iv. On-street parallel parking spaces shall be calculated by the length of unobstructed curb adjacent to the project site.

4.6 Common Open Space

Common open space shall be provided at a minimum of 130 square feet per residential unit (average). This provision allows for a wide range of both passive and active, indoor and outdoor spaces, open landscaped and hardscaped areas with fountains, seating, fire pits, or play structures, pool, and an indoor fitness center.

4.7 Private Open Space

Private open space shall be provided for each residential unit at a minimum of 90 square feet per unit. This provision allows for balconies, decks, and patios, provided that the minimum dimension is no less

than 6 feet in any direction. Each private open space must also have direct access to its corresponding residential unit.

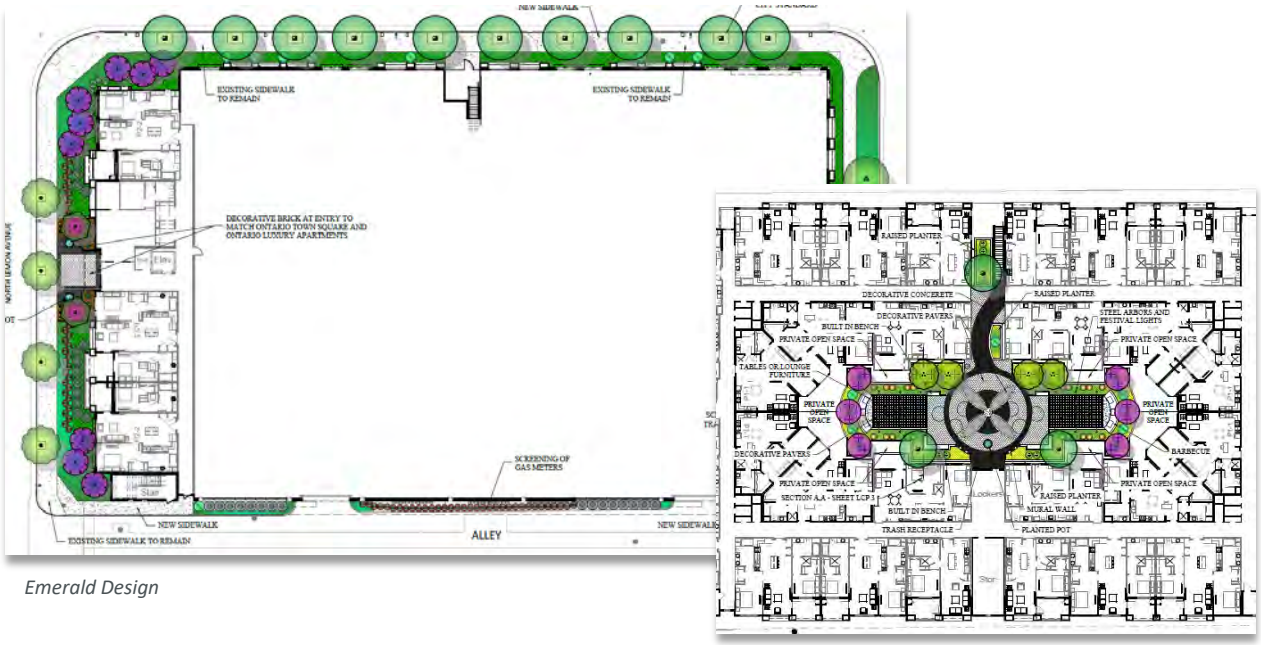
4.8 Landscaping

Landscaping shall be incorporated into new development and designed to integrate with the surrounding community by providing an aesthetically pleasing and sustainable environment. A conceptual landscape plan shall be submitted with the Development Plan for the PUD. The plan shall specify all landscape and hardscape elements for the development plan area including common open space areas, perimeter yards along the street rights-of-way, and all street trees. Landscape screening methods for ground-level utility boxes and mechanical equipment shall also be included in the plan. The minimum landscape coverage required for the PUD area is 15 percent of the total area.

All landscaping elements must be carefully chosen to provide a seamless transition between new construction and existing structures. Landscape elements should be utilized to reinforce pedestrian connections through attractive paving and planting design. Additionally, landscape pattern and planting should accentuate common open space areas within the PUD area. The use of native plant species is encouraged to minimize water consumption and promote biodiversity. Water conservation shall be considered, and low water using plant materials and water efficient irrigation shall be utilized. The landscape plan shall be drought tolerant and meet the current Water Use Classifications of Landscape Species requirements.

4.9 Tree Removal

Four (4) mature Australian Willow trees and four (4) mature Arizona Sycamore trees within the PUD area shall remain and be incorporated into the overall design of the development plan. The Australian Willow trees are currently located in the right-of-way on North Lemon Avenue and the Arizona Sycamore trees are located in the right-of-way on Plum Avenue. The additional forty-one (41) trees that are located within the existing surface parking lot will be removed and an arborist report shall be prepared for the PUD area.



Emerald Design

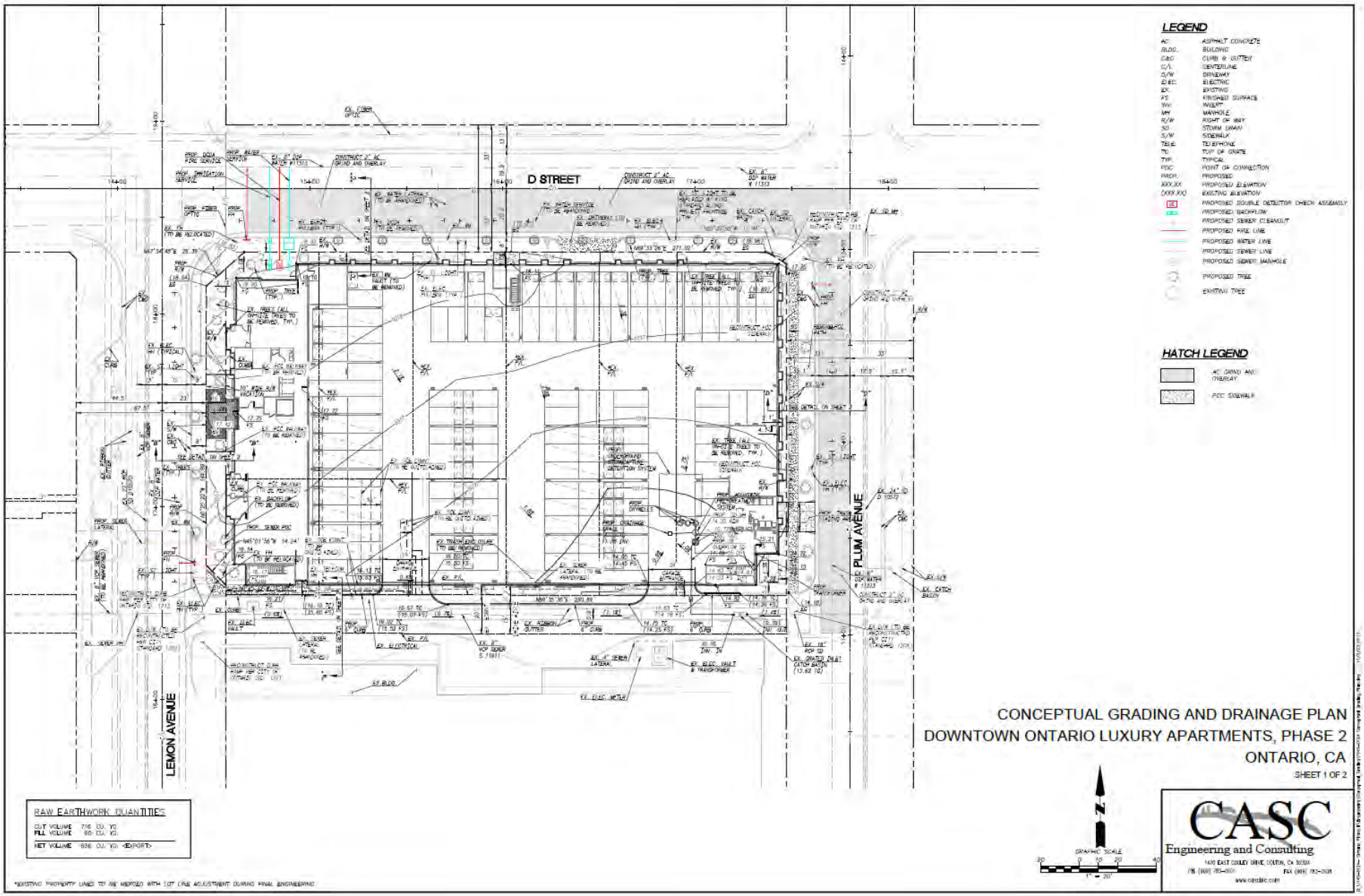
4.10 Infrastructure

Infrastructure within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) consists of the following improvements:

- Roadway (dedications/easements)
- Drainage
- Public Utilities (water and sewer)

Roadway, drainage, and public utilities are planned as illustrated in *Exhibit 3.2: Conceptual Grading and Drainage Plan.* All proposed public improvements shall be designed and constructed pursuant to the City of Ontario guidelines and specifications and per San Bernardino County and the State of California Water Resources Control Board guidelines for stormwater treatment.

Exhibit 3-2: Conceptual Grading and Drainage Plan



5. Design Guidelines

5.1 Building Orientation and Frontages

The building shall be oriented towards North Lemon Avenue and vehicular access shall be oriented towards the southern boundary of the PUD area. Pedestrian entries may be located along East D Street and Plum Avenue provided that strong pedestrian connection is maintained through landscaped sidewalks and appropriately scaled lighting.

5.2 Architectural Character

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) strikes an impressive balance between the sleek design features of contemporary architecture and the charm and character of the historic Downtown area. The PUD integrates traditional materials with modern design elements to create an innovative development that embraces a timeless appeal. The careful selection and utilization of traditional, durable materials reflects the rich architectural heritage of the area and speaks to the history and character of the community. By combining traditional materials with modern design features, including minimalism, clean lines, and sleek finishes, the development exudes a refined aesthetic.

5.3 Architectural Details

New development should incorporate façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales. Buildings shall:

- Incorporate architectural enhancements such as recessed windows, balconies, decorative cornices, and awnings along all street frontages.
- Incorporate rooflines that are visually dynamic in a way that complements the building and surrounding area's composition. This can be achieved through the utilization of sculpted roof forms or an attractive cornice with detailed design elements.

5.4 Materials and Colors

A color and material board shall be submitted with the Development Plan for the PUD to ensure the following:

- Materials and color scheme shall be compatible with, and complementary to the overall style of the development project.

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- A combination of dark and light colors shall be utilized to accentuate architectural features and breakup large building planes.
- Materials should include a mixture of stucco, horizontal siding, and brick veneer, in a variety of earth tone colors.

5.5 On-Site Lighting

- All lighting of facades, decorative fixtures, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.
- Exterior light fixtures shall be designed to complement the architectural style of the building.
- On-site lighting shall be directed away or shielded from adjacent streets and properties. All exterior lighting must be mounted in such a way that it does not project excessive light upwards, either by situating it beneath building eaves or integrating a shield such as a hood.

5.6 Signage

Signs within the PUD area shall comply with Division 8.01 (Sign Regulations) of the Ontario Development Code.

6. Administration

6.1 Applicability

All development within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) shall be designed and constructed pursuant to the standards and guidelines herein. Where the PUD is silent on a standard, then the City of Ontario Development Code and the City's Standard Conditions of Approval (COA) for New Development Projects Resolution No. R2017-027 shall govern. In the event of a conflict between the provisions of the PUD and the provisions of the Ontario Development Code and the City's Standard COA, the PUD Standards shall supersede.

6.2 Planning Applications to Facilitate PUD Implementation

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

6.3 Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator pursuant to the Ontario Development Code.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD23-002, A PLANNED UNIT DEVELOPMENT TO ESTABLISH DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE PROJECT SITE, LOCATED AT 218 EAST D STREET WITHIN THE MU-1 (MIXED USE DOWNTOWN) ZONING DISRICT AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, AND 1048-556-14

WHEREAS, Euclid Investment Group, LLC. ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD23-002, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.22 acres of land located on the south side of D street, west of Plum Avenue, and east of Lemon Avenue at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district, and is presently improved with a paved public parking lot; and

WHEREAS, the property south across the public alley is within the Civic zoning district and is developed with the Ovitt Family Community Library. The property to the north is within the OL (Office Light) and MDR-18 (Medium Density Residential) and is developed with a mixture of commercial and residential land uses. The property to the east is within the MU-1 (Mixed Use Downtown) and developed with the University of La Verne. The properties to the west are within the MU-1 (Mixed Use Downtown) zoning district and are developed with C Street public parking structure and the Downtown Ontario Luxury Apartments (Phase I) which is currently under construction; and

WHEREAS, an existing bus stop is located on the northeast corner of Euclid Avenue and D Street for Omnitrans Route 83. Additionally, located near Euclid Avenue on Holt Boulevard is Omnitrans Route 61 which has been identified as the future West Valley Connector Bus Rapid Transit (BRT); and

WHEREAS, the MU-1 (Mixed Use Downtown) zoning district allows for residential development at a density of 25.1 to 75 dwelling units per acre. Consistent with the MU-1 zoning district and TOP Downtown District Place Type, the Downtown Ontario Luxury Apartments (Phase II) PUD allows for residential development of 19 to 59 dwelling units, with a maximum building height of 40 feet (3 stories) and up to 55 feet for architectural projections; and

WHEREAS, the PUD requires a minimum of 1 resident parking space per bedroom and 0.20 guest parking per dwelling unit; and

WHEREAS, the PUD includes architectural design guidelines, specific to the downtown location, and establishes the following design principles:

(a) Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

(b) New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

(c) The overall character should feel like a modern interpretation of a traditional American small town.

(d) Create compatibility between the existing mixed use and commercial architecture and the new residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, “sameness” is discouraged; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 27, 2024, the Planning Commission of the City of Ontario conducted a hearing to consider the initial study, Addendum, and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC24-007 recommending the City Council approve the Application; and

WHEREAS, on March 19, 2024, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, and meets all the following conditions:

(a) *The proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The proposed Project is located within the Downtown Mixed Use land use designation of the Policy Plan (general plan) Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the MU-1 (Downtown Mixed Use) zoning district and the related proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, which, at the Project location, intends to accommodate housing units at a density of 25 to 75 du/ac.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The Project is proposed within the established boundaries of the City of Ontario, on a project site totaling 1.22-acres of land, which is surrounded by established development on all sides and consists of a mix of multiple-family, civic, retail, and commercial land uses.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species.* The site is located in an urbanized area, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by neighboring residents, and as such not suitable habitat for any endangered, rare, or threatened species.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The residential development is similar to, and of no greater impact than other

allowed uses and development projects within the MU-1 (Downtown Mixed Use) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development and performance standards, and as demonstrated in the GHG and Traffic analysis, noise and parking studies, Arborist Report, and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project.

(e) *The site is adequately served by all required utilities and public services.* All necessary wet and dry utilities are within the public street and are readily available for connection; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the City Council.

SECTION 2: ***Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP; and

SECTION 3: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 2, above, the City Council hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Described within the PUD are The Ontario Plan objectives in which the Project complies with the Policy Plan goals and policies.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The PUD has been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Downtown Ontario Luxury Apartments (Phase II) PUD area is situated in the heart of Ontario's downtown and is adjacent to residential, commercial, educational, and civic land uses and development. The surrounding development supports the objective of the PUD for residential development. The Project does not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed Downtown Ontario Luxury Apartments (Phase II) PUD, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the Project was completed, including analysis of the project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities, for the proposed Planned Unit Development and the proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The

Downtown Ontario Luxury Apartments (Phase II) PUD will establish minimum building setbacks, parking and open space requirements, allow on-street parking, and establish a planting palette. These standards will facilitate the residential development of 69 apartment units, parking facilities and private and common open space areas. The proposed Downtown Ontario Luxury Apartments (Phase II) PUD will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself.

SECTION 4: ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the herein described Planned Unit Development, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8: ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9: ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____ and adopted at the regular meeting held _____, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD23-002;
Downtown Ontario Luxury Apartments (Phase II) Planned Unit Development

(Document follows this page)

Downtown Ontario Luxury Apartments (Phase II) Planned Unit Development

File No. PUD23-002
Ordinance No.
February 27, 2024

Prepared For:

Euclid Investment Group, LLC
2100 South State College Blvd.
Anaheim, CA 92806

Prepared By:

CASC Engineering & Consulting, Inc.
1470 E. Cooley Drive
Colton, CA 92324
909-783-0101
www.cascinc.com

CASC
Engineering and Consulting

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1. Introduction

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development ("PUD") is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of a 1.19-acre site that consists of six (6) parcels (APNs: 1048-556-01, -02, -03, -04,-05, -14). The Project site is located south of East D Street, west of Plum Avenue, and east of North Lemon Avenue in the City of Ontario (see *Exhibit 1-1: Project Location*). This property is situated within the City of Ontario's Downtown Civic Center District. The PUD is designed to provide highly functional development standards and design guidelines that work in tandem with The Ontario Plan (TOP) and the Ontario Development Code to facilitate the development of a high-density, multiple-family residential project that is compatible with adjacent land uses and the surrounding community character.

The Project site is located within the Ontario Plan Downtown Mixed-Use District, which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of a Downtown Mixed-Use District Planned Unit Development (PUD), as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). Upon approval, the PUD will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply to this PUD.

City staff and private developers shall rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives. These objectives have been curated over the past 20+ years to maintain the historic character of Downtown Ontario while simultaneously promoting sustainable and innovative architectural designs that add to the beauty and functionality of this vital part of the City.

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Exhibit 1-1: Project Location

2. Objectives

2.1 The Ontario Plan Objectives

The Ontario Plan (TOP) Policy Plan (General Plan) designates the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area as Mixed Use – Downtown (MU-Downtown). *Exhibit 2-1: TOP Land Use Plan* identifies the land use designation for the PUD area and surrounding properties. The MU-Downtown land use category accommodates an intensive vertical and horizontal mixture of retail and office uses at a maximum intensity of 2.0 floor-to-area ratio (FAR), and residential uses within a density range of 25.0 to 75.0 dwelling units per acre. Development projects within the MU-Downtown area are intended to maintain a pedestrian friendly atmosphere, while also enhancing the historic character of the area.

In addition to the MU-Downtown designation, the PUD area is also situated within the Civic Center District, which contributes to the unique character of the area. Comprised of notable buildings like City Hall, the Public Library, and the Community Center, the Civic Center District is a defining feature of the community. The Civic Center has significant outdoor spaces that can be linked with Downtown to create an enjoyable pedestrian experience, showcasing a mix of attractive open spaces and streetscapes combined with interesting shopping and dining options. Together, these elements culminate in a unique and pedestrian-friendly downtown atmosphere. A well-integrated Civic Center can serve as a valuable resource in the revitalization of Downtown.

The PUD aligns with the principles, goals, and policies outlined within The Ontario Plan's Vision, Governance, Policy Plan, and City Council Goals components. In particular, the proposed Project advances several goals and policies outlined in TOP, which include:

City Council Goals

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

Vision

Dynamic Stability

- An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

Distinctive Development

- Commercial and Residential Development. A demonstrated ability to attract housing in pursuit of our acknowledged responsibility to balance housing with the job growth that drives our quality of life.
- Development Quality. Superior quality and design of the built environment and open spaces through careful attention to detail at every scale, including public and private spaces and structures.

Exhibit 2-1: TOP Land Use Plan

Land Use Designation	Residential Density & Non-Residential Intensity	Intention
Low-Medium Density	5.1 to 11.0 dwelling units per acre	Single/multi-family attached and detached residences, including small lot subdivisions, townhouses, and courtyard homes.
Medium Density	11.1 to 25.0 dwelling units per acre	Single/multi-family attached and detached residences including townhouses, stacked flats, courtyard homes, and small lot single-family subdivisions.
Mixed Use - Downtown	25.0 to 75.0 dwelling units per acre 2.0 FAR for retail and office uses	Envisioned as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere. The historic character is enhanced. The most intensive uses are envisioned along Euclid and Holt Avenues.
Office/Commercial	0.75 FAR	An intense mixture of professional office, supported by regional serving retail, service, tourist-serving, entertainment, dining, and supporting service uses that capitalize on strategic locations in Ontario. This designation also allows for professional offices such as financial, legal, insurance, medical, and other similar uses in a neighborhood setting and/or as adaptive reuse.
Open Space - Parkland	Not applicable	Recreational facilities, such as tot-lots, parks, golf courses, and sports complexes and joint-use facilities with schools, utilities, and drainage facilities.
Public Facility	Not applicable	Public facilities including civic centers, governmental institutions, police and fire stations, transportation facilities, museums, and public libraries.

Governance

Decision Making

- Goal G1 Decision Making: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - Policy G1-1: Consistency with Policies. We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and The Policy Plan.
  - Policy G1-2: Consistency with Policies. We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and The Policy Plan.

Policy Plan (General Plan)

Land Use Element

- Goal LU-1 Balance: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - Policy LU-1.1: Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

Housing Element

- Goal H-2 Housing Supply & Diversity: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - Policy H-2.5: Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.
  - Policy H-2.6: Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.
- Goal H-3 Governmental Regulations: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.
  - Policy H-3.2: Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.
  - Policy H-3.3: Development Review. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

Community Economics Element

- Goal CE-2 Placemaking: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.
  - Policy CE-2.1: Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
  - Policy CE-2.2: Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.
  - Policy CE-2.4: Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
  - Policy CE-2.5: Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Community Design Element

- Goal CD-1 Image & Identity: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.
  - Policy CD-1.1: City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.
  - Policy CD-1.2: Place Types. We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.
  - Policy CD-1.3: Existing Neighborhoods. We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.
- Goal CD-2 Design Quality: A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human- scale, and distinct.
  - Policy CD-2.1: Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:
    i. Building volume, massing, and height to provide context-appropriate scale and proportion;
    ii. A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
    iii. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.
  - Policy CD-2.2: Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:
    i. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
    ii. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;

iii. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;

iv. Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and

v. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

- Policy CD-2.7: Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.
- Policy CD-2.8: Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.
- Policy CD-2.9: Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
- Policy CD-2.10: Parking Areas. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

  i. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.

  ii. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

- Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.
  - Policy CD-3.1: Unique Identity. We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.
  - Policy CD-3.2: Comfortable, Human-Scale Public Realm. We require that public spaces, including streets, parks, and plazas on both public and private property be designed to maximize safety, comfort and aesthetics and connect to the citywide pedestrian, vehicular, and bicycle networks.
  - Policy CD-3.4: Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

- Policy CD-3.5: Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).
- Policy CD-3.6: Managed Infrastructure. We collaborate with developers and property owners to facilitate development that realizes the envisioned character and functionality of the Place Type through the use of green and shared infrastructure within each Place Type.

- Goal CD-5 Protection of Investment: A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.
  - Policy CD-5.1: Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

2.2 Downtown Ontario Luxury Apartments, Phase II Planned Unit Development Objectives

The primary objective of the PUD is to establish standards and guidelines for land uses, building massing, architectural elements, landscape, open space, and parking that align with the goals of the City while also facilitating the development of a top-notch, high-density residential project. Specifically, the objectives of the PUD are as follows:

- To establish comprehensive land use and design principles that contribute towards the creation of innovative, functional, and sustainable housing.
- Promote the revitalization of the Downtown area and foster economic growth by establishing a high-density residential development within the historic Downtown setting.
- To establish harmonious connections between new development and the neighboring residential land uses.
- To integrate high-density housing development into the surrounding community in a way that respects the character and cultural diversity of the area.
- To establish quality standards that ensure long-term maintenance and aesthetics.

3. Land Use

3.1 Residential Use

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area will be developed with a high-density multiple-family residential development. The development will feature a podium-style building with three (3) stories of apartment-style units. This design will provide a modern, attractive, and functional living space for residents, while remaining in line with the overall layout and architectural style of the community. The first floor will contain a parking garage, along with the lobby and leasing office, and three (3) residential units. The second floor will contain residential units alongside a courtyard for residents and guests to enjoy. The third floor will contain residential units with a view of the courtyard below. In total, the development will include sixty-nine (69) units on 1.22 acres, resulting in a density of 56.6 dwelling units per acre (DU/AC). *Exhibit 3-1: Site Plan* provides an illustrative overview of the proposed development.

3.2 Permitted Uses

The permitted land uses within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) are as follows:

- Multiple-family residential dwellings;
- Leasing/Administrative Office (for on-site property and facilities management only);
- Motor vehicle parking ancillary to a multiple-family residential development project;
- Recreation facilities ancillary to multiple-family residential development projects, for use by project residents and their guests, including, but not limited to, pools, spas, tennis courts, clubhouse or recreation building, courtyards, playgrounds or tot lots, and other similar amenities appropriate to serve a multiple-family residential development project;
- Home occupations within residential units, in accordance with the Ontario Development Code;
- Temporary uses (as permitted within the residential districts of the City of Ontario Development Code subject to an Administrative Permit).

Other land use compatible with multiple-family residential development projects, as determined appropriate by the Zoning Administrator.

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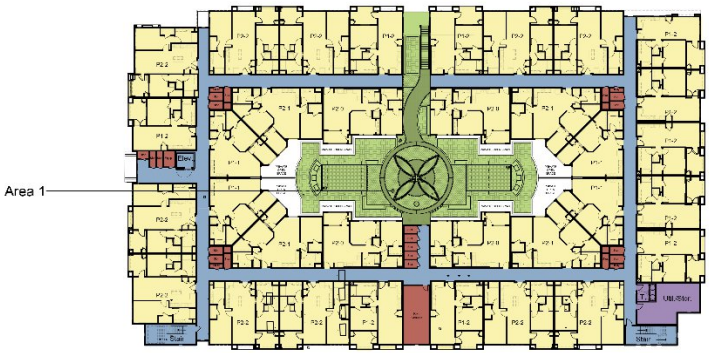
Exhibit 3-1: Site Plan

LEVEL 3



LEVEL 2

Open Space Calculations

Private Open Space				
Plan	Balcony or Patio	Podium Level	Quantity	Total
P1-1	90	113	8	1624
P1-2	96	0	20	1920
P2-0	91	78	8	1352
P2-1	90	109	8	1592
P2-2	90	0	25	2250
Total Private Open Space Provided				8738

Common Open Space	
Area 1	4973
Total Common Open Space Provided	4973

* Common Open Space Per Unit 72

* REFER TO COVER SHEET A0.0 FOR COMMON AND PRIVATE OPEN SPACE SUMMARY

- Residential Units
- Circulation
- Leasing
- Parking
- Courtyard
- Paving
- Utilities and Storage
- Landscape Coverage

LEVEL 1

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

HUTTON COMPANIES

Hutton Investment Group, LLC
2100 South State College Blvd.
Anaheim, CA 92806
Mark Richardson
Director of Construction
(714) 921-1200 ext. 217

DOWNTOWN ONTARIO LUXURY APARTMENTS, PHASE II
ONTARIO, CA # 2022-0727

CONCEPTUAL DESIGN
DECEMBER 05, 2023

OPEN SPACE EXHIBIT

A0.1

4. Development Regulations

4.1 Project Density

Residential land uses within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) shall be consistent with the Mixed-Use – Downtown (MU-Downtown) land use designation allowing for residential uses at a density of 25 to 75 dwelling units per acre (DU/AC) or non-residential development at a floor-to-area ratio (FAR) of up to 2.0 for retail and office uses.

4.2 Building Height

Total building height (to flat roofline) shall not exceed 40 feet above the highest existing sidewalk elevation. Architectural projections, such as parapets, roofed towers and gable roofs, or elevator towers may extend up to 55 feet above the highest existing sidewalk elevation. Any rooftop mechanical, venting, or communication equipment shall be located within the roof structure or otherwise screened to ensure that the equipment remains concealed from public sightlines or neighboring buildings.

4.3 Building Setbacks

Building setbacks for the PUD are provided in Table 4-3 below.

Table 4-3: Minimum Building Setbacks

Setback	Distance	Allowed Architectural Projection Encroachment
Minimum Street Setbacks	--	--
▪ North Lemon Ave	10 ft.	2 ft.
▪ East D St	6 ft.	2 ft.
▪ Plum Ave	4 ft.	2 ft.
Minimum Rear Setback	5 ft.	N/A

4.4 Vehicular Access

Vehicle access is provided via two (2) driveways along the southern boundary of the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) area. The driveways provide direct access to the ground-level parking garage and are located off an alley (one-way) that connects North Lemon Avenue and Plum Avenue.

4.5 On-Street and Off-Street Parking

Parking requirements are based on the number of bedrooms contained within each dwelling unit. Parking spaces shall be provided pursuant to *Table 4-5: Minimum Parking Requirements*.

Table 4-5: Minimum Parking Requirements

Use	Parking Space
Multiple-Family Dwellings – Resident Parking ▪ One-Bedroom Unit ▪ Two-Bedroom Unit	1.00 spaces per dwelling (at least one space shall be in a garage or carport) 2.00 spaces per dwelling (at least one space shall be in a garage or carport)
Multiple-Family Dwellings – Guest Parking ▪ Portion of dwellings < 100	0.20 spaces per dwelling

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) parking requirements are as follows:

- All required resident parking spaces shall be provided on-site;
- Tandem parking spaces may be counted toward a maximum of 60 percent of the resident parking space requirement established by *Table 4-5: Minimum Parking Requirements.* Tandem spaces are limited to 2-bedroom units and will be assigned as such to eliminate competition or confusion of parking space;
- On-street parking may be utilized to satisfy guest-parking requirements, subject to the following:
  i. On-street parking may be used to satisfy guest parking requirements only, and shall not be used for required resident parking;
  ii. On-street parking shall only be counted along the public streets surrounding the project site, on the side of the street adjoining the project
  iii. All on-street parking locations shall be subject to approval by the City Engineer; and
  iv. On-street parallel parking spaces shall be calculated by the length of unobstructed curb adjacent to the project site.

4.6 Common Open Space

Common open space shall be provided at a minimum of 130 square feet per residential unit (average). This provision allows for a wide range of both passive and active, indoor and outdoor spaces, open landscaped and hardscaped areas with fountains, seating, fire pits, or play structures, pool, and an indoor fitness center.

4.7 Private Open Space

Private open space shall be provided for each residential unit at a minimum of 90 square feet per unit. This provision allows for balconies, decks, and patios, provided that the minimum dimension is no less

than 6 feet in any direction. Each private open space must also have direct access to its corresponding residential unit.

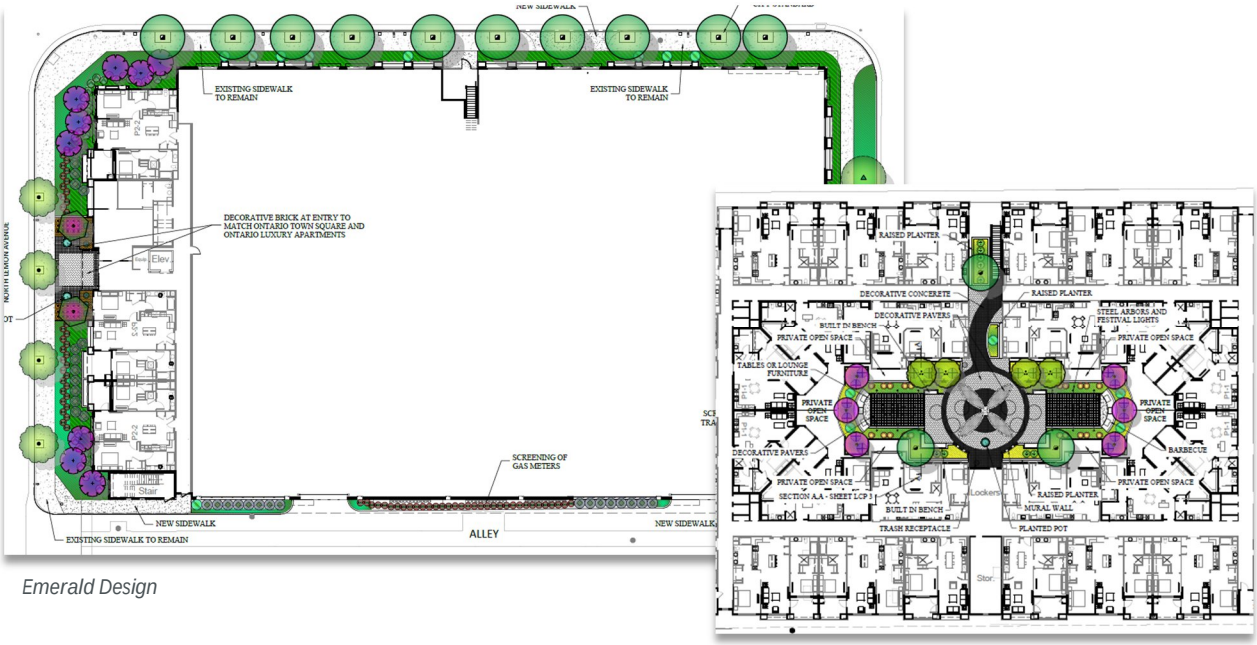
4.8 Landscaping

Landscaping shall be incorporated into new development and designed to integrate with the surrounding community by providing an aesthetically pleasing and sustainable environment. A conceptual landscape plan shall be submitted with the Development Plan for the PUD. The plan shall specify all landscape and hardscape elements for the development plan area including common open space areas, perimeter yards along the street rights-of-way, and all street trees. Landscape screening methods for ground-level utility boxes and mechanical equipment shall also be included in the plan. The minimum landscape coverage required for the PUD area is 15 percent of the total area.

All landscaping elements must be carefully chosen to provide a seamless transition between new construction and existing structures. Landscape elements should be utilized to reinforce pedestrian connections through attractive paving and planting design. Additionally, landscape pattern and planting should accentuate common open space areas within the PUD area. The use of native plant species is encouraged to minimize water consumption and promote biodiversity. Water conservation shall be considered, and low water using plant materials and water efficient irrigation shall be utilized. The landscape plan shall be drought tolerant and meet the current Water Use Classifications of Landscape Species requirements.

4.9 Tree Removal

Four (4) mature Australian Willow trees and four (4) mature Arizona Sycamore trees within the PUD area shall remain and be incorporated into the overall design of the development plan. The Australian Willow trees are currently located in the right-of-way on North Lemon Avenue and the Arizona Sycamore trees are located in the right-of-way on Plum Avenue. The additional forty-one (41) trees that are located within the existing surface parking lot will be removed and an arborist report shall be prepared for the PUD area.



Emerald Design

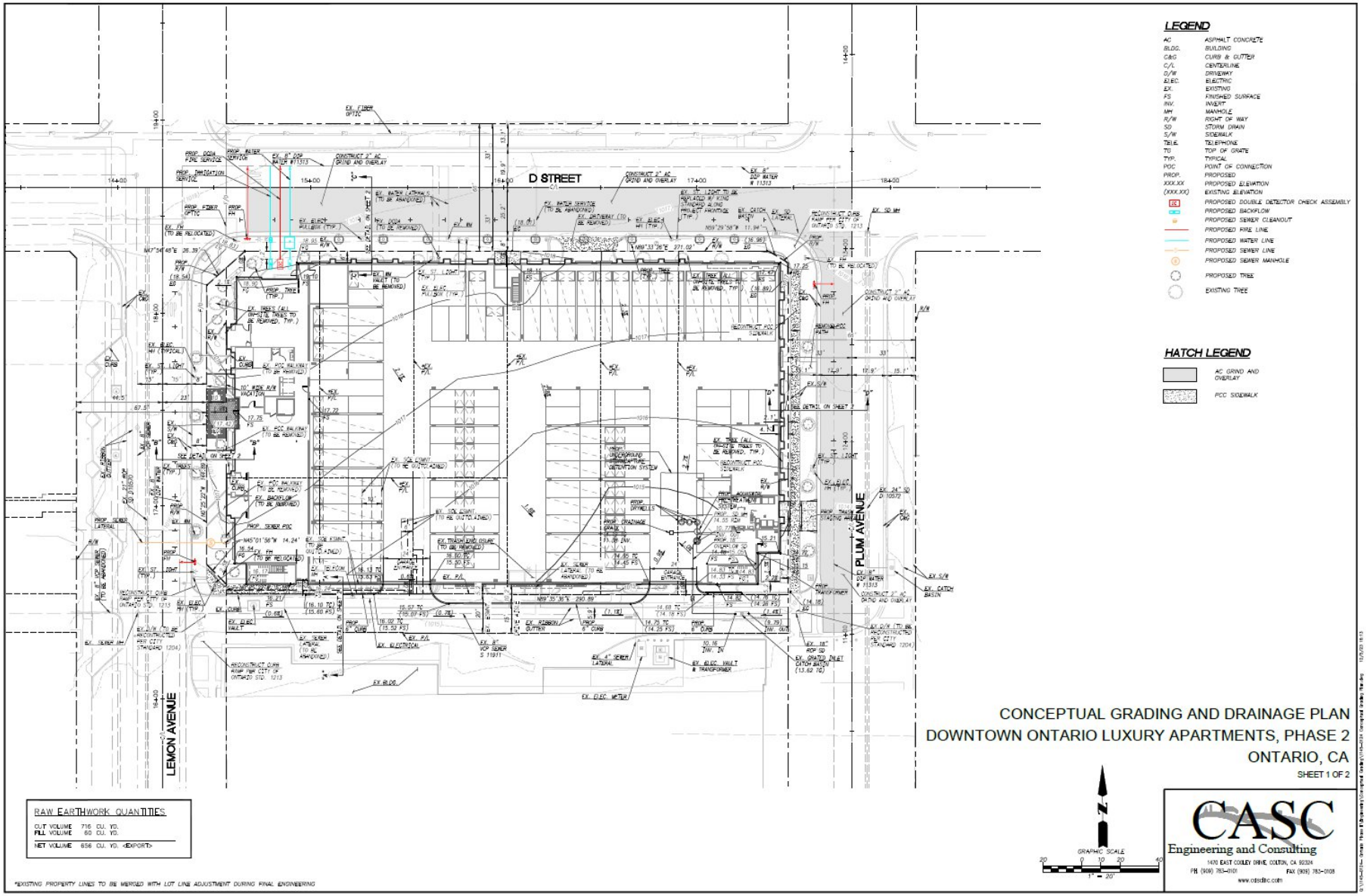
4.10 Infrastructure

Infrastructure within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) consists of the following improvements:

- Roadway (dedications/easements)
- Drainage
- Public Utilities (water and sewer)

Roadway, drainage, and public utilities are planned as illustrated in *Exhibit 3.2: Conceptual Grading and Drainage Plan.* All proposed public improvements shall be designed and constructed pursuant to the City of Ontario guidelines and specifications and per San Bernardino County and the State of California Water Resources Control Board guidelines for stormwater treatment.

Exhibit 3-2: Conceptual Grading and Drainage Plan



5. Design Guidelines

5.1 Building Orientation and Frontages

The building shall be oriented towards North Lemon Avenue and vehicular access shall be oriented towards the southern boundary of the PUD area. Pedestrian entries may be located along East D Street and Plum Avenue provided that strong pedestrian connection is maintained through landscaped sidewalks and appropriately scaled lighting.

5.2 Architectural Character

The Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) strikes an impressive balance between the sleek design features of contemporary architecture and the charm and character of the historic Downtown area. The PUD integrates traditional materials with modern design elements to create an innovative development that embraces a timeless appeal. The careful selection and utilization of traditional, durable materials reflects the rich architectural heritage of the area and speaks to the history and character of the community. By combining traditional materials with modern design features, including minimalism, clean lines, and sleek finishes, the development exudes a refined aesthetic.

5.3 Architectural Details

New development should incorporate façade articulation techniques that reduce the perceived scale of large buildings and add visual interest from all observable scales. Buildings shall:

- Incorporate architectural enhancements such as recessed windows, balconies, decorative cornices, and awnings along all street frontages.
- Incorporate rooflines that are visually dynamic in a way that complements the building and surrounding area's composition. This can be achieved through the utilization of sculpted roof forms or an attractive cornice with detailed design elements.

KTGY Architecture + Planning

5.4 Materials and Colors

A color and material board shall be submitted with the Development Plan for the PUD to ensure the following:

- Materials and color scheme shall be compatible with, and complementary to the overall style of the development project.

- A combination of dark and light colors shall be utilized to accentuate architectural features and breakup large building planes.
- Materials should include a mixture of stucco, horizontal siding, and brick veneer, in a variety of earth tone colors.

5.5 On-Site Lighting

- All lighting of facades, decorative fixtures, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.
- Exterior light fixtures shall be designed to complement the architectural style of the building.
- On-site lighting shall be directed away or shielded from adjacent streets and properties. All exterior lighting must be mounted in such a way that it does not project excessive light upwards, either by situating it beneath building eaves or integrating a shield such as a hood.

5.6 Signage

Signs within the PUD area shall comply with Division 8.01 (Sign Regulations) of the Ontario Development Code.

6. Administration

6.1 Applicability

All development within the Downtown Ontario Luxury Apartments, Phase II Planned Unit Development (PUD) shall be designed and constructed pursuant to the standards and guidelines herein. Where the PUD is silent on a standard, then the City of Ontario Development Code and the City's Standard Conditions of Approval (COA) for New Development Projects Resolution No. R2017-027 shall govern. In the event of a conflict between the provisions of the PUD and the provisions of the Ontario Development Code and the City's Standard COA, the PUD Standards shall supersede.

6.2 Planning Applications to Facilitate PUD Implementation

Development Plan approval, pursuant to the requirements of Ontario Development Code Section 4.02.025 (Development Plans), shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building. A Development Plan application shall be submitted to the Planning Department on a City application form pursuant to the requirements of Ontario Development Code Division 2.02 (Application Filing and Processing), commencing with Subsection B (Discretionary Permits and Actions) of Section 2.02.015 (Application Processing Procedures).

6.3 Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator pursuant to the Ontario Development Code.

CITY OF ONTARIO *Agenda Report* **March 19, 2024**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Thomas Grahn Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Kimberly Ruddins, Henry Noh, Rudy Zeledon Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 16

SUBJECT: **A PUBLIC HEARING TO CONSIDER ADOPTION OF THE WATERMARKE ONTARIO PLANNED UNIT DEVELOPMENT (FILE NO. PUD22-006) ON A 5.81-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET, SUBMITTED BY JAT LAND DEVELOPMENT**

RECOMMENDATION: That the City Council adopt a Resolution approving the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report and introduce and waive further reading of an Ordinance approving the Watermarke Ontario Planned Unit Development (File No. PUD22-006).

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: There is not a direct fiscal impact associated with this action. The proposed Watermarke Ontario Planned Unit Development (PUD) establishes development standards and guidelines to facilitate a mixed-use commercial and residential development. Implementation of the PUD would result in an increase in property taxes from future development and the one-time payment to the City for plan check fees and development impact fees.

BACKGROUND & ANALYSIS: On August 16, 2022, the Ontario City Council certified The Ontario Plan 2050 (TOP 2050) Supplemental Environmental Impact Report (SEIR, State Clearinghouse No. 2021070364) in conjunction with File No. PGPA20-002. The SEIR analyzed the Project site and 1.4 acres of land to the northwest of the Project site, also located within the same mixed-use district, and established guidelines for development. These guidelines include, but are not limited to, general land use (mixed-use residential and commercial), maximum density and development intensity (20-75 dwelling units per acre and 1.0 non-residential floor area ratio ("FAR"), respectively), and assumed dwelling units and commercial square footage (251 dwelling units and 70,008 SF, respectively). An Addendum to the SEIR was submitted in conjunction with the Project and is

explained, in detail, within the Environmental Review section of this report.

On September 8, 2022, the Applicant filed a Development Plan application (File No. PDEV22-042) to construct 357 dwelling units and 3,800 square feet of ground-floor commercial space on the 5.81-acre Project site. The request was submitted in conjunction with a Planned Unit Development ("PUD") application (File No. PUD22-006), to establish the development standards and design guidelines for the Project site.

PLANNED UNIT DEVELOPMENT: The MU-NH 8b zoning district requires the preparation and approval of a PUD to establish the development standards and design guidelines for the site. The proposed Watermarke Ontario PUD, included as Attachment A to the attached Ordinance, identifies the following components:

Objectives — The Objectives component of the PUD outlines the Project's consistency with The Ontario Plan, including its Vision, Governance Manual, Policy Plan (General Plan), City Council Priorities, Implementation, and Tracking and Feedback. The City's Policy Plan's goals and policies guide the City's continued growth. These goals extend to the Project's proposed residential and commercial land uses and the Project area's Mixed Use – Neighborhood Activity Hub (MU-NH) land use designation. The MU-NH land use designations allow for the development of low-rise mixtures of retail and residential land uses, which serve the surrounding residents.

The PUD is designed to achieve the purpose of the Policy Plan land use designations and comply with applicable goals and policies of The Ontario Plan. The PUD analyses several elements of The Ontario Plan, identifies specific policies, and reviews how the PUD is consistent with the identified policy. Specifically, the PUD analyses various goals and policies of the Land Use, Housing, Community Economics, Safety, and Community Design.

Additionally, from an economic development standpoint, the City of Ontario views this as a critical project to further serve the Ontario Vision and boost economic development activity. The City has been taking a targeted approach to revitalize underutilized shopping centers to bring in much needed housing units, as well as high-quality retail for our residents. The Project will replace dated retail space and provide a high-quality housing product with opportunity for retail spaces to provide the residents and surrounding community with food, beverage, service, and/or miscellaneous retail opportunities.

Policy Plan (General Plan) — The Policy Plan (General Plan) includes the Land Use Element, which designates the subject parcels within the PUD as "MU – Mixed-Use" to facilitate a horizontal and/or vertical mix of retail, service, office, restaurant, entertainment, cultural, and residential uses. The MU – Mixed-Use designation is further broken down into sub-categories to refine the type of mixed-use development desired by the City. The Project site is located within sub-area MU-NH – Mixed Use Neighborhood Activity Hub. This designation envisions low-rise buildings (three to five stories) with a mix of retail and residential land uses that will create identity and place and serve surrounding residents. This category allows for residential densities ranging from 20 to 75 dwelling units per acre and non-residential development intensity of 1.00 FAR. The build-out of the 7.21-acre sub-area is projected to be 251 dwelling units and 70,008 square feet of non-residential development.

The PUD regulates the redevelopment of 5.81 acres of this sub-area with the intent to create a

mixed-use project providing a total of 357 dwelling units and 3,800 non-residential square feet. The remaining 1.4 acres of the sub-area is located north of the PUD's boundary and is currently being developed with a church. The PUD would allow the total number of residential units to exceed the 251 units identified in the TOP 2050 build-out projection within this sub-area, resulting from the proposed multi-family development; however, the exceedance is offset by a significant reduction in the build-out of non-residential square footage.

Land Use Plan — The Land Use Plan briefly describes the land use designation allowing the Project to develop multifamily residential as well as multiple retail and neighborhood commercial land uses. Permitted land uses are those permitted and conditionally permitted uses allowed under the Development Code, Division 5.02 (General Land Use Provisions), Section 5.02.010 (Allowed Land Uses, Activities and Facilities), Table 5.02-1 (Land Use Matrix) for the Mixed Use (MU-8B) zoning district.

Development Regulations — The Development Regulations section establishes standards that govern development of the site, including the following topics: placement, height, and bulk of permitted buildings and structures, establish locational criteria for vehicular access to the site, parking and loading requirements, landscaping, and signage standards. These standards encourage a high-quality residential/mixed use development and also establishes flexible guidelines to encourage site development and ensure that the project meets a minimum standard of appearance and is compatible with the surrounding neighborhoods. The PUD proposes a maximum FAR of 1.0 and density of 20-75 dwelling units per acre; a maximum building height of 65 feet; minimum street and interior setbacks of 10 feet; and a minimum of 1.2 parking spaces per bedroom for residential uses and one space per 250 square feet of non-residential uses.

Design Guidelines/Landscape Standards — New development implemented under the PUD will generate new uses and design aesthetics to fulfill the design goals and policies of TOP. It will be guided by design criteria to provide articulation, dynamic materials and colors, and avoidance of bulky and monotonous elevations. Street trees and landscaped street setback areas will provide opportunities to frame the street, create and prioritize safe, attractive, and well-shaded pedestrian access from the public rights-of-way, and minimize building bulk from the public right-of-way. The proposed development will be subject to and governed by policies and goals regarding building orientation, access and parking facilities, service facilities, pedestrian linkages, architectural character, massing and scale, articulation and fenestration, architectural details, storefronts, materials and colors, roofs and rooftop equipment, non-residential outdoor dining areas, residential outdoor spaces and common recreational amenities, and landscape and hardscape elements.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan 2050.

HOUSING ELEMENT COMPLIANCE: The Project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

AIRPORT LAND USE COMPATIBILITY: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for File No. PUD22-006 for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2); [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3); [3] Airspace protection Zones (ONT ALUCP Map 2-4); and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

ENVIRONMENTAL REVIEW: The environmental impacts of this Project were reviewed in conjunction with an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of Project approval and are incorporated herein by this reference.

NEIGHBORHOOD MEETING: A neighborhood meeting regarding File No. PDEV22-042 was held at the Ontario Senior Center on June 22, 2023. Several members of the public attended and requested additional information about the Project, including the Project's scope of work, conceptual site planning, building design, and traffic. City staff provided additional information to the community members at the meeting and considered their input during Project review.

PUBLIC COMMENTS: As of the preparation of this Agenda Report, Planning Department staff has not received any correspondence regarding the proposed Planned Unit Development. However, staff did receive two written communications regarding the environmental addendum and the Development Plan. Please see the attached Planning Commission Staff Report dated February 27, 2024, for details.

PLANNING COMMISSION REVIEW: On February 27, 2024, the Planning Commission conducted a public hearing and voted 6-0 to recommend that the City Council consider and approve File No. PUD22-006 and adopt an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report, pursuant to the facts and reasons contained in the staff report and attached Ordinance, and subject to the conditions of approval.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION AGENDA REPORT

February 27, 2024

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

FILE NOS: PUD22-006 and PDEV22-042

SUBJECT: A public hearing to consider the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report ("Certified SEIR") for the following: [1] a Planned Unit Development (File No. PUD22-006) to establish development standards and design guidelines for the 5.81-acre project site; and [2] a Development Plan (File No. PDEV22-042) to construct 357 apartment units and 3,800 square feet of commercial space on 5.81 acres of land, located at the northeast corner of Mountain Avenue and Fourth Street, within the MU-8b (Mountain/Fourth Mixed Use) zoning district. **Submitted by JAT Land Development LLC. City Council action is required for File No. PUD22-006.**

PROPERTY OWNER: JAFAM Corporation

RECOMMENDED ACTION: That the Planning Commission, 1) consider and approve File No. PDEV22-042, and 2) recommend that the City Council adopt File No. PUD22-006 and the accompanying Addendum to the TOP 2050 Subsequent Certified Environmental Impact Report, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval appended to the attached resolutions as "Attachment A". A summary of the resolution attachments has been provided in the Agency/Department Reviews and Resolutions Section below.

Figure 1: Project Location

PROJECT SETTING: The Project site is comprised of 5.81 acres of land located at the northeast corner of Mountain Avenue and Fourth Street, within the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district. The site is currently developed with commercial uses and a post office. The properties to the north of the Project site are within the MU-8b (Mountain/Fourth Mixed Use) and Low-Density Residential (LDR-5) zoning districts and are developed with a church (currently under

Case Planner:	Tom Grahn
Planning Director Approval:	
Submittal Date:	September 8, 2022

Hearing Body	*Date*	*Decision*	*Action*
DAB	12/18/2023	Approval	Recommend
PC	02/27/2024	Approved	Final
CC	03/19/2024		Final - PUD

construction) and existing single-family land uses. The property to the south is within the Neighborhood Commercial (CN) zoning district and developed with commercial land uses. The properties to the east are within the Low-Density Residential (LDR-5) zoning district and developed with single-family land uses. The property to the west is within the Neighborhood Commercial (CN) zoning district and developed with commercial land uses. The existing surrounding land uses, zoning, and Policy Plan (general plan) and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — On August 16, 2022, the Ontario City Council certified The Ontario Plan 2050 ("TOP") Supplemental Environmental Impact Report ("SEIR") (State Clearinghouse No. 2021070364) in conjunction with File No. PGPA20-002. The SEIR analyzed the Project site and 1.4 acres of land to the northwest of the Project site, also located within the same mixed-use district, and established guidelines for development. These guidelines include, but are not limited to, general land use (mixed-use residential and commercial), maximum density and development intensity (20-75 dwelling units per acre and 1.0 non-residential floor area ratio ("FAR"), respectively), and assumed dwelling units and commercial square footage (251 dwelling units and 70,008 SF, respectively). An Addendum to the SEIR was submitted in conjunction with the Project and is explained in detail within the Environmental Review section of this report.

On September 8, 2022, the Applicant filed a Development Plan application (File No. PDEV22-042) to construct 357 dwelling units and 3,800 square feet of ground-floor commercial space on the 5.81-acre Project site. A comprehensive Development Plan set, including the site plan, elevations, floor plans, landscape plan, renderings, colors and materials, and development summary sheet, is attached to this report as "Attachment A – Development Plan Set." The request was submitted in conjunction with a Planned Unit Development ("PUD") application (File No. PUD22-006), to establish the development standards and design guidelines for the Project site.

On December 18, 2023, the Development Advisory Board considered the subject Development Plan application and recommended approval to the Planning Commission with the Project conditions of approval.

On January 23, 2024, the Planning Commission voted to continue the Project to the February 27, 2024, public hearing, to allow staff to correct a noticing deficiency with the Notice of Filing sign on the project site. Updated public hearing information regarding the Project was posted to the Notice of Filing sign on January 26, 2024.

(2) Planned Unit Development (File No. PUD22-006) — The MU-NH 8b zoning district requires the preparation and approval of a PUD to establish the development standards and design guidelines for the site. The proposed Watermarke Ontario PUD, appended to the attached resolution as "Attachment A," identifies the following components:

(a) Introduction/Location — A brief introduction of the Project site and intent of the Planned Unit Development document.

(b) Objectives — The Objectives component of the PUD outlines the Project's consistency with The Ontario Plan, including its Vision, Governance Manual, Policy Plan (General Plan), City Council Priorities, Implementation, and Tracking and Feedback. The City's Policy Plan's goals and policies guide the City's continued growth. These goals extend to the Project's proposed residential and commercial land uses and the Project area's Mixed Use – Neighborhood Activity Hub (MU-NH) land use designation. The MU-NH land use designations allow for the development of low-rise mixtures of retail and residential land uses, which serve the surrounding residents.

The PUD is designed to achieve the purpose of the Policy Plan land use designations and comply with applicable goals and policies of The Ontario Plan. The PUD analyses several elements of The Ontario Plan, identifies specific policies, and reviews how the PUD is consistent with the identified policy. Specifically, the PUD analyses various goals and policies of the Land Use, Housing, Community Economics, Safety, and Community Design.

Additionally, from an economic development standpoint, the City of Ontario views this as a critical project to further serve the Ontario Vision and boost economic development activity. The City has been taking a targeted approach to revitalize underutilized shopping centers to bring in much needed housing units as well as high-quality retail for our residents. The Project will replace dated retail space and provide a high-quality housing product with opportunity for retail spaces to provide the residents and surrounding community with food, beverage, service, and/or miscellaneous retail opportunities.

(c) Policy Plan (General Plan) — The Policy Plan (General Plan) includes the Land Use Element, which designates the subject parcels within the PUD as "MU – Mixed-Use" to facilitate a horizontal and/or vertical mix of retail, service, office, restaurant, entertainment, cultural, and residential uses. The MU – Mixed-Use designation is further broken down into sub-categories to refine the type of mixed-use development desired by the City. The Project site is located within sub-area MU-NH – Mixed Use Neighborhood Activity Hub. This designation envisions low-rise buildings (three to five stories) with a mix of retail and residential land uses that will create identity and place and serve surrounding residents. This category allows for residential densities ranging from 20 to 75 dwelling units per acre and non-residential development intensity of 1.00 FAR. The build-out of the 7.21-acre sub-area is projected to be 251 dwelling units and 70,008 square feet of non-residential development.

The PUD regulates the redevelopment of 5.81 acres of this sub-area with the intent to create a mixed-use project providing a total of 357 dwelling units and 3,800 non-residential square feet. The remaining 1.4 acres of the sub-area is located north of the PUD's boundary and is currently being developed with a church. The PUD would allow

the total number of residential units to exceed the 251 units identified in the TOP 2050 build-out projection within this sub-area, resulting from the proposed multi-family development; however, the exceedance is offset by a significant reduction in the build-out of non-residential square footage.

Implementation of the PUD will achieve numerous City goals and policies as outlined in the Policy Plan (General Plan). Briefly, these goals are listed in the *"Compliance with the Ontario Plan"* section of the report, below.

(d) Land Use Plan — The Land Use Plan briefly describes the land use designation allowing the Project to develop multifamily residential as well as multiple retail and neighborhood commercial land uses. Permitted land uses are those permitted and conditionally permitted uses allows under the Development Code, Division 5.02 (General Land Use Provisions), Section 5.02.010 (Allowed Land Uses, Activities and Facilities), Table 5.02-1 (Land Use Matrix) for the Mixed Use (MU-8B) zoning district.

(e) Development Standards/Circulation/Roadway Infrastructure/Infrastructure and Utilities/Development Strategy — The Development Regulations section establishes standards that govern development of the site, including the following topics: placement, height, and bulk of permitted buildings and structures, establish locational criteria for vehicular access to the site, parking and loading requirements, landscaping, and signage standards. These standards encourage a high-quality residential/mixed use development and also establish flexible guidelines to encourage site development and ensure that is of a minimum standard of appearance, and compatible with the surrounding neighborhoods. The PUD proposes a maximum FAR of 1.0 and density of 20-75 dwelling units per acre; a maximum building height of 65 feet; minimum street and interior setbacks of 10 feet; and a minimum of 1.2 parking spaces per bedroom for residential uses and 1 space per 250 square feet of non-residential uses.

(f) Design Guidelines/Landscape Standards — New development implemented under the PUD will generate new uses and design aesthetics to fulfill the design goals and policies of TOP and will be guided by design criteria to provide articulation, dynamic materials and colors, and avoidance of bulky and monotonous elevations. Street trees and landscaped street setback areas will provide opportunities to frame the street, create and prioritize safe, attractive, and well-shaded pedestrian access from the public rights-of-way, and minimize building bulk from the public right-of-way. The proposed development will be subject to and governed by policies and goals regarding building orientation, access and parking facilities, service facilities, pedestrian linkages, architectural character, massing and scale, articulation and fenestration, architectural details, storefronts, materials and colors, roofs and rooftop equipment, non-residential outdoor dining areas, residential outdoor spaces and common recreational amenities, and landscape and hardscape elements.

(g) Administration — The PUD establishes that applications for Development Plans and other entitlement proposals are subject to the Ontario Development Code submittal, review, and processing requirements.

(3) Development Plan (File No. PDEV22-042) — A Development Plan was submitted in conjunction with the PUD to facilitate construction of the Project site. A comprehensive Development Plan set, including the site plan, elevations, floor plans, landscape plan, renderings, colors and materials, and development summary sheet, is attached to this report as "Attachment A – Development Plan Set."

(a) Previous Project Site Approvals — In 2007, the Planning Commission approved a Development Plan (File No. PDEV05-072) to construct a mixed use project consisting of a 4-story 177 unit market rate senior apartment complex, the remodel of the existing post office, and 19,729 square feet of commercial floor area (including a 13,570 square-foot Walgreens including a drive-thru pharmacy, and 6,159 square feet of commercial floor area on the ground floor of the apartment building). In 2011, the City Council approved a Development Plan Modification (File No. PDEV10-013) for a phasing plan of the proposed project; however, both development applications have since expired.

(b) Prior Use of the Project Site – As originally developed, the Project site contained a Post Office and an L-shaped multi-tenant commercial building. In 2015, the westerly half of the commercial building was demolished, leaving the existing easterly half of the commercial building and Post Office remaining. The existing portion of the commercial building previously included a dry-cleaning business; this tenant is no longer in operation. The Post Office has an existing 5-year lease that expires in 2025, at which time they will close the existing facility. The City and applicant are unaware of the Post Office's plans for a potential relocation or closure of the existing facility and have advised the applicant that they will address this issue at a later date. Due to site contamination from the past dry-cleaning business the California Department of Toxic Substance Control ("DTSC") investigated the Project site and identified the site as requiring remediation resulting in the issuance of a "No Further Action" letter for the site, including a land use covenant restricting the central portion of the Project site to commercial/industrial land uses, is attached to this report as "Attachment B – DTSC Report of Findings Approval". In compliance with the site covenant, the proposed parking structure is located in the central portion of the Project site, completely encapsulating the site contamination area. The applicant continues to work with DTSC to ensure compliance and will obtain all necessary approvals and/or permits prior to the issuance of grading and building permits from the City.

In June 2023, the DTSC mailed a community survey to surrounding residents as part of their public participation process. The survey was designed to gauge interest and generally inform the community about the site. Specific information regarding DTSC activities specific to the Project site (i.e., community involvement, site specific documents, maps, and CalEnviroScreen data) is available on the DTSC EnviroStor

website. Access the following link (https://www.envirostor.dtsc.ca.gov) and search for Ontario Plaza.

(c) Site Design/Building Layout — The Project proposes the construction of a 6-story parking structure at the center of the Project site, wrapped by a 4-story residential apartment building. The residential component proposes 357 apartment units on 5.81 acres, at a density of 61.4 dwelling units per acre, and 3,800 square feet of ground-floor commercial floor area, at an intensity of 0.015 FAR. The 4-story apartment building is largely oriented in an east-west configuration with building wings that project towards all four corners of the project site. The proposed apartment building is set back approximately 43 feet from the north property line and approximately 35 to 45 feet from the east property line. The building set back area provides opportunities for Project improvements, including landscaping, several rows of trees, and the emergency access road to assist in mitigating the visual impacts to the surrounding single-family residences. Building projections provide opportunities for tenant courtyards providing passive and active recreational facilities. The commercial floor area and leasing office are situated on either side of the Fourth Street driveway and are accessible through either walk-up pedestrian access or through guest parking located on the first floor of the parking structure. As depicted in Attachment A – Development Plan Set, page A-7 for the Ground Level Building Plan; pages A-8 to A-12 for Floor Plans 2 to 6; and pages L.1 to L.5 for the landscape plan and courtyard/paseo design.

The Project's 357 proposed residential units consists of 50 studio units, 202 one-bedroom units, and 105 two-bedroom units and are summarized in the "Dwelling Units Statistics" table located in the Technical Appendix of this report.

(d) Site Access/Circulation — Access to the Project site is provided via entry driveways from both Fourth Street and Mountain Avenue. The main entryway to the Project connects to Fourth Street via a 28.5-foot wide driveway that continues to a 26-foot wide gated entry for the 6-story parking structure. A 20-foot wide guest drop-off lane is located along the east side of the main driveway. Entrance to the parking structure and the guest drop-off lane are separated by a 6-foot wide landscape island. A secondary entryway connects to Mountain Avenue via a 26-foot wide 2- way driveway leading to the parking structure access, transitioning as it continues east to a 24-foot wide Emergency Vehicle Access (EVA) lane that extends along the northeastern project boundary to an emergency access only security gate at the terminus of Harvard Place. The view obscuring security gate shall be designed with a Knox Box for Fire access only and no pedestrian access allowed. The commercial portion of the Project will have direct access from Fourth Street, and the residential portion of the Project will have entry access points for both vehicles and pedestrians from Fourth Street and Mountain Avenue. Pedestrian circulation is provided throughout the Project site via sidewalks and decorative drive aisle crossings.

Internal roadways include a network of ramps within the central wrapped parking structure to allow tenant access to each parking level. Each ramp would allow for a

bidirectional flow of traffic. The first and sixth level of the parking structure include a turnaround space for vehicles to change direction or continue on to the upwards or downwards ramp. The commercial and leasing parking is located on the ground floor of the six-story parking structure with the remaining spaces utilized for residential parking.

The church located adjacent to northwest corner of the Project site does not provide a physical driveway or pedestrian connection between the two sites and there are no reciprocal access agreements between the adjacent properties.

(e) Parking — The number of off-street parking spaces provided exceeds the minimum parking requirement for the Project. The off-street parking calculations and provisions for the Project are summarized below and in detail within Attachment A – Development Plan Set.

Parking Summary

Type of Use	*Number of Bedrooms*	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Residential Units	462	N/A	1.2 spaces per bedroom/studio unit (Inclusive of guest parking)	555	643
Commercial	N/A	3,800 SF	1 space/250 sq. ft.	16	16
TOTAL				**571**	**659**

The Project provides a total of 659 parking spaces within the central 6-story parking structure, with 16 of these spaces reserved for retail parking. Parking for the commercial area and leasing office are located on the ground level of the building plan, access gates separate resident parking areas from commercial and leasing parking areas. No on-street parking is permitted adjacent to the Project site. Conditions of approval for the project will require a parking management plan to be submitted for Planning Department review and approval, to accompany a rental/lease agreement for the site's residents and businesses.

(f) Architecture — The buildings are designed in a contemporary architectural style, as depicted in the elevations, renderings, and materials summary provided in Attachment A – Development Plan Set on sheets A-15 through A-20 (elevations), A-14 and A-22 (renderings), and A-25 (materials summary). An assortment of complementary colors, materials, and textures are proposed, including exterior plaster, concrete block veneer, wood-like siding, vertical cement board tiles, decorative metal panel railing, metal picket railing, and aluminum storefront windows. The color palette largely consists of neutral earth tones but also includes vibrant color accent panels for each building in brown, gray, off-white, and navy. The residential units feature balconies, and a rooftop deck will be provided at the southwest corner of the Project site.

The ground floor commercial and residential leasing office are centrally located along the Fourth Street frontage. The commercial storefronts will include metal awnings and

trellises to provide visual interest at the retail tenant entries. Additional features of the commercial frontage include an outdoor seating area with café tables and shade umbrellas.

(g) Common Open Space, Amenities, and Landscaping — Common open space as well as indoor and outdoor recreation amenities are provided. Project open space provides 3 courtyards and a roof top deck and includes the following amenities:

- **The West Courtyard provides:**
  - Communal outdoor dining table
  - Built-in barbecue
  - Game lawn
  - Outdoor movie wall
  - Lounge seating
  - Accent landscaping with shade trees
- **The Hangout provides:**
  - Specimen tree grove
  - Game lawn
  - Lounge seating
  - Accent landscaping with shade trees
- **The Pool Courtyard provides:**
  - Game court
  - Pool/spa
  - Cabanas/Umbrellas
  - Built-in barbecue and pizza oven
  - Lounge furnishings
  - Accent landscaping with shade trees
  - Dog park with grass, gated vestibule, and hedge screening
- **The Roof Top Deck provides:**
  - Build-in barbecue
  - Lounge furnishings
  - Banquet seating
  - Accent landscaping

Pursuant to Ontario Development Code Sections 6.01.010 and 6.05, all areas of a multiple-family development project not covered by structures, drive aisles, off-street parking facilities, or hardscape shall be fully landscaped and provided with a permanent automatic irrigation system prior to Certificate of Occupancy issuance. Landscaping is provided for these unpaved areas, including the full length of the Project street frontages, along pedestrian walkways and recreation areas, and throughout the parking lot, for a total of 43,024 square feet (17.0 percent) of landscape coverage for the Project site. A variety of accent and shade trees in 15-gallon to 60-inch box sizes, as well as one- to five-gallon shrubs, groundcovers, and vines, will be planted throughout the site. Decorative paving and lighting will be provided at entries, pedestrian walkways, and other key

locations throughout the Project site, as depicted in Attachment A – Development Plan Set, pages L.1 to L.12.

(h) Signage — All Project signage is required to comply with the sign regulations provided in Ontario Development Code Division 8.1 as well as in the PUD. Prior to the issuance of a Building Permit for the installation of any new on-site signage, the Applicant is required to submit a Master Sign Program for the Project site and Sign Plans for the proposed signs for Planning Department review and approval.

(i) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the minimized use of impervious hardscape in conjunction with on-site biotreatment basins/trenches with underdrains, where the soil type is poorly draining. Any overflow drainage will be conveyed to the public street by way of parkway drains and culverts.

NEIGHBORHOOD MEETING: A neighborhood meeting regarding File No. PDEV22-042 was held at the Ontario Senior Center on June 22, 2023. Several members of the public attended and requested additional information about the Project, including the Project's scope of work, conceptual site planning, building design, and traffic. City staff provided additional information to the community members at the meeting and considered their input during Project review.

PUBLIC NOTIFICATION: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, the Project site was posted with two large public notification signs and notices were mailed to all owners of real property located within a minimum of 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

CORRESPONDENCE: As of the preparation of this Agenda Report, Planning Department staff received the following written communications from the owners or occupants of properties surrounding the Project site or from the public in general:

- Mark Terzano, the property owner of 944 W. Harvard Place submitted emails on January 20, 2024, and January 24, 2024. His emails include the following comments (shown in **bold** text):

    1. **The addition of 643 parking spaces for residences would drastically increase traffic flow on Mountain Ave going north which is presently overly**

congested now. Additionally, entrances to this project from Mountain and or 4th St would create additional potential for auto accidents created by left hand turns into project. Also the traffic light at Mountain and 4th will create additional backups due to the impact of 643 autos per day.

Staff Response: The proposed Project would generate additional trips and increase traffic volumes at the Mountain Avenue and Fourth Street intersection and along Fourth Street. However, compared to existing traffic patterns, the Project would not significantly increase delays at surrounding intersections (see Table 5 in Appendix H of the Addendum). These increased delays would range from an average of 0.1 to 0.2 additional seconds per intersection approach.

An All-Way Stop Warrant Analysis completed for the proposed Project assessed the Palmetto and Fourth Street intersection, which would be near the main Project entrance on Fourth Street. The all way stop analysis considered the intersections qualification for an all-way stop based on signalization, crash rates, and traffic volumes. Implementation of the proposed Project was not found to necessitate an all-way stop in the intersection. Existing crash rates at the intersection were found to be below the threshold for all-way stop consideration.

Additionally, the Traffic Study concluded that the Project is estimated to generate approximately 1,269 net new daily trips with 76 net new AM peak hour trips and 81 net new PM peak hour trips.

2. **Per DTSC there will be a need to clean up hazardous VOCs in the soil and disturbing the earth will spew this hazardous waste into the air where the typically easterly blowing winds will blow it to residences adjacent to site particularly W Harvard PL.**

Staff Response: Soil remediation efforts are centralized in an area of the site, which would not be occupied by residences. Remediation efforts include dust control measures such as soil dampening. Soil dampening can be accomplished with various liquid compounds, or simply water, and greatly reduce the potential for fugitive dust since the damp dust will bond to itself and be too heavy to be carried in the air. (See Section 4.4.2, Threshold a; and Section 4.8.2, Threshold b).

Appendix F of the Addendum also describes fugitive dust control measures which would be taken during ground disturbing activities, including the removal of toxic soil substances. Pages 17 – 19 of the Project's Soil Management Plan (Appendix F) summarizes soil handling requirements during Project construction. These measures include the limiting of activity

during wind events, the use of water as a dust suppressant, and the covering of potentially stockpiled soil beneath plastic sheeting.

As well, redevelopment of the hazardous site will remove hazardous materials that would otherwise continue to exist and fester within the Project area.

3. **Addition of 643 parking spaces will drastically increase air pollution in the surrounding neighborhoods.**

   Staff Response: While the increased parking provided by the proposed Project would increase mobile source emissions from the Project site, the increased vehicular traffic would not exceed expected emissions as assessed for the area in the City's General Plan Update (see Section 4.4.2, Air Quality, Threshold b of the Addendum).

4. **As this project is surrounded by homes the impact of odors will indeed affect a substantial number of people.**

   Staff Response: Construction odors associated with Project development would occur on-site during construction activities; however, these effects would be temporary and intermittent. The Project does not propose uses that would generate harmful odors according to the South Coast Air Quality Management District CEQA Air Quality Handbook (see Section 4.4.2, Threshold d of the Addendum).

5. **The addition of 643 cars on surrounding streets would indeed create additional traffic noise and the report does not reference noise levels on W Harvard Place just east of the project or Princeton Ave just north of the project.**

   Staff Response: The Project was concluded to generate additional traffic noise; however, noise levels associated with the Project were modeled against existing sources and the City's noise thresholds. For both construction and operational noise, the Project was found to be within the acceptable noise range. Further, the Project would be required, as is City policy, to properly notify neighboring sensitive receptors of impending construction activities and erect noise barriers as feasible to minimize noise leakage (see Section 4.14.2, Threshold a of the Addendum).

6. **Doesn't the city have an ordinance that does not allow noise generation from equipment before 8 am.**

   Staff Response: The Ontario Municipal Code Section 5-29.09 (Construction Activity Noise Regulations) restricts noise sources associated with

construction activities between the hours of 7:00 AM to 6:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturday (see Section 4.14.2, Threshold a of the Addendum).

7. **In previous meetings with the Ontario Planning Commission and City Council it has been agreed that the barrier at the west end of West Harvard PL bordering the project will be replaced by a locked emergency access only gate. It is imperative the existing barrier or locked gate for emergency access is in place throughout construction so there is no access to the construction site by construction vehicles or personal. This is in the interest of the health and welfare of the residents on West Harvard PL as the pollution, noise, traffic, and parking that would result on West Harvard Pl would endanger the health and safety of the residents and children.**

   Staff Response: Planning Department Conditions of Approval establish that the Emergency Vehicle Access (EVA) connection to Harvard Place will be controlled with a view obscuring gate, that no pedestrian access is permitted between the Project site and Harvard Place, and that no construction vehicle or personnel access is permitted between the Project site and Harvard Place.

8. **Page 120 0f 1798 indicates mitigation "to require fugitive dust control measures that exceed SCAQMD's Rule 403.**

   "Applying water every four hours to active soil disturbing activities." Who will monitor this to ensure its compliance? This needs to also include undisturbed soil that can be blown as dust in an easterly direction. Could City of Ontario water restrictions affect this operation in the future?

   Staff Response: The referenced South Coast Air Quality Management District (SCAQMD) Rule 403 is included in The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (SEIR) and is addressed under the environmental analysis of Air Quality impacts. All projects are subject to the SCAQMD rules and regulations in effect at the time construction, and this includes among other rules, Rule 403 relating to fugitive dust.

   Rule 403 is intended to reduce the amount of particulate matter entrained in the ambient air as a result of man-made dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust and requires the implementation of best available dust control measures (BACM) to be applied during active operations capable of generating fugitive dust. Control measures typically include pre-watering prior to grading and applying water to stabilize the soil during and after grading activities to prevent fugitive dust generation.

To ensure compliance with SCAQMD standards the Project site will be posted with signage to indicate who to contact if fugitive dust is being generated. The construction manager will be required to monitor for proper dust control soil watering and ensure that it is completed at least every four hours. Watering activity will cover disturbed areas and based on existing conditions, most of the Project site will be disturbed during grading. City inspectors will also monitor the site and require that dust control measures be implemented should fugitive dust occur. Finally, as a part of construction activity, and to ensure environmental quality, dust control measures such as soil watering would continue to be employed should domestic water restrictions occur.

For soil watering, recycled (i.e., non-potable) water is commonly used for construction in additional to chemical stabilizers and the use of other techniques such as tarping and wind breaks. Mitigation Measure (MM) 3-1 requires compliance with SCAQMD Rule 403 and does not require the use of potable water during construction. Additionally, PPP AIR-3 requires compliance with SCAQMD Rule 402 (Nuisance) and Rule 403. Violations are subject to Criminal and Civil penalties according to the California Health and Safety Code, starting with Section 42400. Additionally, the SCAQMD would stop the work from operating out of compliance, issue an Order For Abatement, and impose additional conditions such as stricter watering, installing wind fencing, using chemical stabilizers, and installing wind monitoring.

AGENCY/DEPARTMENT REVIEWS AND RESOLUTIONS: Each City agency/department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Resolution preparation, recommended conditions of approval were provided and are appended to the attached Resolution as "Attachment A."

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for File No. PDEV22-042, and as the recommending body for File No. PUD22-006 for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and

supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (general plan), and City Council Priorities components of The Ontario Plan ("TOP"). More specifically, the goals and policies of TOP that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G 1-2. Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

Land Use Element:

- Goal LU-1 Balance. A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU-1.1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.

  - LU-1.5 Jobs-Housing Balance. We coordinate land use, infrastructure, and transportation planning and analysis with regional, county, and other local agencies to further regional and sub-regional goals for jobs-housing balance.

  - LU-1.6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

- Goal LU-2 Compatibility. Compatibility between a wide range of uses and a resultant urban patterns and forms.

  - LU-2.1 Land Use Decisions. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

  - LU-2.2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur. Additional mitigation is required when new uses could negatively impact environmental justice areas.

  - LU-2.6 Infrastructure Compatibility. We require infrastructure to be aesthetically pleasing and in context with the community character.

- Goal LU-4 Phased Growth. Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.

  - LU-4.3 Infrastructure Timing. We require that the necessary infrastructure and services be in place prior to or concurrently with development.

  - LU-4.4 Shared Infrastructure. We encourage and facilitate the use of shared infrastructure (including shared or managed parking) in urban, mixed use, and transit-oriented Place Types.

Housing Element:

- Goal H-2 Housing Supply & Diversity. Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H-2.1 Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

  - H-2.5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

  - H-2.6 Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

- Goal H-3 Governmental Regulations. A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

  - H-3.2 Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

- Goal H-5 Special Needs. A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

  - H-5.2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

Environmental Resources Element:

- Goal ER-1 Water & Wastewater. A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.

  - ER-1.4 Supply-Demand Balance. We require that available water supply and demands be balanced.

  - ER-1.6 Urban Run-off Quantity. We encourage the use of low impact development strategies, including green infrastructure, to intercept run-off, slow the

discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.

- ER-1.7 Urban Run-off Quality. We require control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

- ER-1.8 Wastewater Management. We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

Energy Element:

- Goal ER-3 Energy. Cost-effective and reliable energy system sustained through a combination of low-impact buildings, site and neighborhood energy conservation, and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.

- ER-3.3 Building and Site Design. We require new construction to incorporate energy-efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar, and natural ventilation.

- Goal ER-4 Air Quality. Improved indoor and outdoor air quality and reduced locally-generated pollutant emissions.

- ER-4.1 Land Use. We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.

Community Economics Element:

- Goal CE-1 Complete Community. A complete community that provides for all incomes and stages of life.

- CE-1.6 Diversity of Housing. We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.

- CE-1.7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

- Goal CE-2 Placemaking. A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

- CE-2.1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE-2.2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

- CE-2.4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE-2.5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

- Goal S-1 Seismic & Geologic Hazards. Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by earthquake-induced and other geologic hazards.

- S-1.1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

- S-1.2 Entitlement and Permitting Process. We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

- Goal S-2 Flood Hazards. Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by flooding and inundation hazards.

- S-2.5 Stormwater Management. We maintain the storm drain system to convey a 100-year storm, when feasible, and encourage environmental site design practices to minimize flooding and increase groundwater recharge, including natural drainage, green infrastructure, and permeable ground surfaces.

- Goal S-3 Fire & Rescue Hazards. Reduced risk of death, injury, property damage, and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

- S-3.1 Prevention Services. We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the regularly-adopted California Fire Code and California Building Code.

- S-3.8 Fire Prevention. through Environmental Design. We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces, and buildings.

- Goal S-4 Noise Hazards. An environment where noise does not adversely affect the public's health, safety, and welfare.

- S-4.1 Noise Mitigation. We utilize the City's Noise Ordinance, building codes, and subdivision and development codes to mitigate noise impacts.

- Goal S-5 Wind-Related Hazards. Minimize the risk of injury, property damage, and economic loss resulting from windstorms and wind-related hazards.

- S-5.1 Dust Control Measures. We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

- Goal S-7 Law Enforcement. Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.

- S-7.4 Crime Prevention through Environmental Design (CPTED). We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings.

Community Design Element:

- Goal CD-1 Image & Identity. A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD-1.1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing, enhancing, and preserving the character of our existing viable neighborhoods.

- CD-1.2 Place Types. We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.

- CD-1.3 Existing Neighborhoods. We require the existing character of viable residential and non-residential neighborhoods be preserved, protected, and enhanced.

- Goal CD-2 Design Quality. A high level of design quality resulting in neighborhoods, public spaces, parks, and streetscapes that are attractive, safe, functional, human-scale, and distinct.

➢ CD-2.1 Quality Building Design and Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide context-appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.

➢ CD-2.2 Neighborhood Design. We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:

- A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
- Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.

➢ CD-2.4 Urban, Mixed Use, and Transit-oriented Areas. We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian-oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type.

➢ CD-2.7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials, and construction techniques.

➢ CD-2.8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.

- CD-2.9 Landscape Design. We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD-2.10 Parking Areas. We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:

  - Structured parking: facade articulation, screening, appropriate lighting, and landscaping; and
  - Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.

- CD-2.11 Entry Statements. We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- CD-2.12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD-2.13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD-3 Urban, Mixed Use, and Transit-Oriented Place Types. Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD-3.1 Unique Identity. We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.

- CD-3.4 Context-Aware and Appropriate Design. We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.

➢ CD-3.5 Active Frontages. We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).

▪ Goal CD-5 Protection of Investment. A sustained level of maintenance and improvement of properties, buildings, and infrastructure that protects the property values and encourages additional public and private investments.

➢ CD-5.1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

➢ CD-5.2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: The Project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the Project site is not one of the properties in the Housing Element Sites contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

ENVIRONMENTAL REVIEW: An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364, certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002) was prepared for this Project. TOP SEIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment that would be caused by TOP. TOP SEIR focused on impacts from changes to land use associated with buildout of the City and impacts from the resulting population and employment growth. The proposed project is consistent and compatible with existing and planned uses in the surrounding area and would only differ by having 106 (42%) more residential units, but 66,208 (700%) less non-residential square footage with the PUD. The overall construction of the PUD project is generally consistent with the level of development outlined in TOP and its SEIR. The Addendum also included studies and assessments to support the findings that the Project will not have a significant environmental affect not already covered by TOP 2050 SEIR (see Appendices A through H to Attachment A – Addendum). A summary of each study is as follows:

a) Air Quality ("AQ") and Greenhouse Gas Assessment ("GHG") – The Air Quality Assessment was prepared to evaluate potential construction and operational emissions associated with the Project and determine the level of impact the Project would have on the environment. The purpose of the Greenhouse Gas Emissions Assessment is to evaluate the potential construction and operational emissions associated with the Project and determine the level of impact the Project would have on the environment. The analysis was undertaken to analyze whether the proposed Project would result in any

new or substantially more severe significant environmental impacts as compared to the conclusions discussed in The Ontario Plan 2050, certified Final Supplemental Environmental Impact Report (FSEIR). The AQ Assessment concluded that air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 FSEIR. No new impacts relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the FSEIR would occur. GHG emission impacts related to the proposed Project are similar to the less than significant impacts identified in The Ontario Plan 2050 FSEIR. No new impacts relative to GHG emissions or a substantial increase in the severity of a previously identified significant impact evaluated in the FSEIR would occur.

b) Cultural Resources Assessment ("CR") – A cultural resources records search, additional research, intensive-level pedestrian field survey, and California Register of Historical Resources (California Register) eligibility evaluations were conducted for the project pursuant to the California Environmental Quality Act (CEQA). The Cultural Resources Assessment evaluated the two buildings on-site, these being a post office and commercial retail building. The report found that neither building met any of the four Criterion established by the California Register of Historic Resources or any of the eight City of Ontario designation criteria as a historic resource.

c) Phase 1 Environmental Assessment – The purpose of the Phase 1 Environmental Assessment was to perform a screening level survey for indications of the potential presence of hazardous and/or toxic materials on the Project site. Due to a former dry-cleaning business on the Project site the site was investigated and subsequently remediated for Tetrachloroethene (PCE) contamination in soil, soil gas and groundwater under the Department of Toxic Substance Control (DTSC) oversight. The DTSC issued a deed-restricted (commercial/industrial land use restriction) No Further Action letter for portions of the site, with an unrestricted "no further action" designation for the remainder of the site. All future development must follow the guidelines in the Land Use Covenant, the deed restriction, and the No Further Action letter.

d) Soil Management Plan ("SMP") – The SMP documents the proposed soil screening and mitigation methods for excavation activities for a proposed mixed use residential and commercial redevelopment project in areas of known subsurface contamination and for soil with visual or other indications of impacts that may be encountered in other areas of the Project site during development. The objective of the SMP is to provide guidance for managing chemicals of potential concern (COPCs)-bearing soil and soil vapor that primarily contains tetrachloroethene (PCE) from a former on-site dry-cleaning facility that will be excavated during construction activities, and summarizes vapor intrusion mitigation system engineering controls proposed for the new site buildings associated with development of the Project site.

e) Acoustical Assessment – The purpose of the Acoustical Assessment is to evaluate the potential construction and operational noise and vibration levels associated with the Project and determine the level of impact the Project would have

on the environment. The report concludes that implementation of the Project would not result in substantial temporary or permanent increases in ambient noise levels. Construction of the Project would not exceed construction noise thresholds and operational noise levels, nor would exceed applicable noise standards during the Project's opening year. Additionally, implementation of the Project would not result in excessive ground borne vibration levels or cumulatively significant off-site traffic noise or stationary noise.

f) Traffic Study – The traffic study was prepared to address the traffic-related effects of the proposed Project in accordance with the traffic study requirements of the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) Congestion Management Program (CMP). The report includes a description of existing traffic conditions in the surrounding area, estimated Project trip generation Vehicle Miles Traveled (VMT) and distribution, future traffic growth, and an assessment of project-related effects on the transportation system. The report concludes that the Project will generate 1,269 net new daily trips with 76 net new AM and 81 net new PM peak hour trips, and the Project meets the Low VMT Area Screening threshold. The report concludes that the Project would result in a less-than-significant transportation impact, and no additional VMT analysis is required. Under existing conditions, all study intersections currently operate at an acceptable level of Service (LOS). Under opening year 2025 cumulative conditions, all study intersections would continue to operate at an acceptable LOS.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*Policy Plan Designation*	*Zoning Designation*	*Specific Plan Land Use*
Site	Commercial, vacant, and Post Office	Mixed Use – Neighborhood Activity Hub (MU-NH), 20.0 – 75.0 du/ac; 1.0 FAR for retail and office (MU-NH)	MU-8b (Mountain/Fourth Mixed Use)	N/A
North	Single-family and church (under construction)	Mixed Use – Neighborhood Activity Hub (MU-NH), 20.0 – 75.0 du/ac; 1.0 FAR for retail and office (MU-NH) and Low-Density Residential, 2.1-5.0 du/ac (LDR)	MU-8b (Mountain/Fourth Mixed Use) and Low-Density Residential (LDR-5)	N/A
South	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)	N/A
East	Single Family Residential	Low-Density Residential, 2.1-5.0 du/ac (LDR)	Low-Density Residential (LDR-5)	N/A
West	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)	N/A

General Site & Building Statistics

Item	*Required Min./Max.*	*Provided*	*Meets Y/N*
Project area (in acres):	None	5.81 acres	Y
Floor Area Ratio (commercial land use):	1.0 maximum	0.015	Y
Maximum project density (dwelling units/ac):	20 – 75 du/ac	61.4 du/ac	Y
Right-of-Way setback (in FT):	10 ft. minimum	10 feet	Y
Interior setback at buildings adjacent to non-residential land uses (in FT):	10 ft. minimum	10 ft.	Y
Interior setback at buildings adjacent to residential land uses (in FT):	10 ft. minimum	10 ft.	Y
Maximum height (in FT):	3 to 5 stories	65 ft (includes 4 story residential and 6 story parking	Y
Parking – resident/guest:	555 parking spaces minimum	643 parking spaces	Y
Parking – commercial:	16 parking spaces	16 parking spaces	Y

Dwelling Unit Statistics:

Unit Type		*Unit Area (in SF)*	*Floor 1*	*Floor 2*	*Floor 3*	*Floor 4*	*Total*	*Unit Mix*
Studio:	S1	576	12	12	13	13	50	
Subtotal		**576**	**12**	**12**	**13**	**13**	**50**	**14%**
1-Bedroom:	A1	696	35	32	35	36	138	
	A2	707	14	16	16	16	62	
	A3	891	2	0	0	0	2	
Subtotal		**701 avg**	**51**	**48**	**51**	**52**	**202**	**57%**
2-Bedroom:	B1	1,080	10	13	20	19	62	
	B2	1,172	1	1	2	2	6	
	B3	1,138	8	10	10	9	37	
Subtotal		**1,106 avg**	**19**	**24**	**32**	**30**	**105**	**29%**
TOTAL		**803**	**82**	**84**	**96**	**95**	**357**	**100%**

File No. PDEV22-042
Attachment A: Development Plan Set

(Attachment to follow this page)

WATERMARKE ONTARIO

DISCRETIONARY PERMIT RESUBMITTAL

AUGUST 15, 2023

TCA ARCHITECTS

PROJECT DESCRIPTION

Located at the corner of West 4th Street and North Mountain Avenue, Watermarke Ontario is a four story Type V wrap building with a six Level Type III above grade parking structure. The site is bound by West 4th Street on the south, North Mountain Avenue on the West, an existing church site and single family homes along the north, and single family homes on the east. The project will contain approximately 2,700 SF of Leasing, 5,760 SF of Amenity Space and 3,800 SF of new Retail (existing retail and post office to be removed / relocated). A roof deck amenity is located at the top floor of the corner of Mountain and 4th.

Fire Access is achieved from Mountain Avenue, 4th Street and a proposed fire lane that connect West Harvard Place to Mountain Avenue along the north property line. Primary vehicular project entries are located on 4th Street (aligned with vehicular drive of retail across the street) and Mountain (secondary access) with loading off of Mountain.

VICINITY MAP

PROJECT TEAM

DEVELOPER:

Watermarke Properties, Inc.
410 N Main St.
Corona, CA 92880
Contact: Jeff Troesh

P: 951.756.9521
Jeff.troesh@wpipm.com

ARCHITECT:

TCA Architects
18821 Bardeen Ave
Irvine, CA 92612
Contact: Paul Anderson

P: 949.862.0270
P: 949.862.0289
www.tca-arch.com
panderson@tca-arch.com

LANDSCAPE ARCHITECT:

MJS Landscape Architecture
507 30th Street,
Newport Beach, CA 92663
Contact: Matt Jackson

P: 949.675.9964
www.mjs-la.com
matt@mjs-la.com

CIVIL ENGINEER:

Fuscoe Engineering,
16795 Von Karman, Suite 100
Irvine, CA 92606
Contact: John Olivier

P: 949.474.1960
C: 949.466.5958
www.fuscoe.com
joliver@fuscoe.com

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UNIT SUMMARY

UNIT SUMMARY

UNIT TYPE	Average SF*	FLR 1	FLR 2	FLR 3	FLR 4	Total # Units	Unit Mix	Total Net Rent.
Studio:								
S1	576	12	12	13	13	50		28,800 SF
Subtotal	**576**	**12**	**12**	**13**	**13**	**50**	**14%**	**28,800 SF**
1 Bedroom:								
A1	696	35	32	35	36	138		96,048 SF
A2	707	14	16	16	16	62		43,834 SF
A3	891	2	0	0	0	2		1,782 SF
Subtotal	**701**	**51**	**48**	**51**	**52**	**202**	**57%**	**141,664 SF**
2 Bedrooms:								
B1	1,080	10	13	20	19	62		66,960 SF
B2	1,172	1	1	2	2	6		7,032 SF
B3	1,138	8	10	10	9	37		42,106 SF
Subtotal	**1,106**	**19**	**24**	**32**	**30**	**105**	**29%**	**116,098 SF**
TOTAL	**803**	**82**	**84**	**96**	**95**	**357**	**100%**	**286,562 SF**

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

PROJECT SUMMARY

Project Address
1000 W Fourth St, Ontario, CA 91762

APN
1008-522-01, 1008-522-02, 1008-513-16

Zoning
Existing: CN Neighborhood Commercial
Proposed: Mixed-Use

Land Use
Existing: Neighborhood Commercial
Proposed: Multifamily Residential Mixed Use

Governing Codes
2022 California Building Code (CBC), CalGreen 2022, Ontario Development Code

Setbacks
Front: 10′ Side (interior): 10′ Side (street): 10′ Arterial Street: 10′ Collector/Local Street: 10′ Rear: 10′

Lot Size
5.81ac (253,083 SF)

Density
61.4 DU/AC

RETAIL + FAR
3,800 SF (FLOOR AREA) / 252,831 SF (LOT AREA) = 0.02 FAR

Occupancy Classification
R2 Residential Units
B Leasing, Mail/Parcel, Amenities, Retail
S2 Garage

Adjusted Gross
5.81 AC

Adjusted Net
5.23 AC

Gross Floor Area
412,560 SF

Lot Coverage Ratio
.60

Landscaping Coverage Ratio
.17

Mailboxes
357 minimum mailboxes provided

PARKING SUMMARY

REQUIRED PARKING *PER URBAN DESIGN STANDARD

Unit Type	# Units	Ratio	Total
Studio	50	1.2	60
1-Bedroom	202	1.2	243
2-Bedrooms	105	1.2	126
Guest		0.20	72
	357		**501**
ACCESSIBLE STALLS REQUIRED (2% OF TOTAL)			11

RETAIL REQUIRED/PROVIDED

RETAIL	3,800 SF	4 :1000 SF	**16**
TOTAL			**16**
		TOTAL REQUIRED	**517**

OWNER RECOMMENDED PARKING

Unit Type	# Units	Ratio	Total
Studio	50	1.8	90
1-Bedroom	202	1.8	364
2-Bedrooms	105	1.8	189
	357		**643**
ACCESSIBLE STALLS REQUIRED (2% OF TOTAL)			13

RETAIL REQUIRED/PROVIDED

RETAIL	3,800 SF	4 :1000 SF	**16**
TOTAL			**16**
*INCLUDES 1 VANPOOL STALL		**TOTAL REQUIRED**	**659**

PROVIDED PARKING

LEVEL	Retail	Resident	Total
Level 1	16	60	**76**
Level 2		114	**114**
Level 3		114	**114**
Level 4		114	**114**
Level 5		118	**118**
Level 6		123	**123**
TOTAL	**16**	**643**	**659**

REQUIRED EV PARKING

TYPE	% PROVIDED PARKING	STALLS
EV CAPABLE	30%	198
EV READY	25%	165
EV CHARGERS	10%	66

*EV CHARGERS IN EXCESS OF 5% CAN REPLACE EV CAPABLE SPACES.

PROVIDED EV PARKING

TYPE	% PROVIDED PARKING	STALLS
EV READY	25%	165
EV CHARGERS	10%	66
TOTAL PROVIDED		**231**

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED

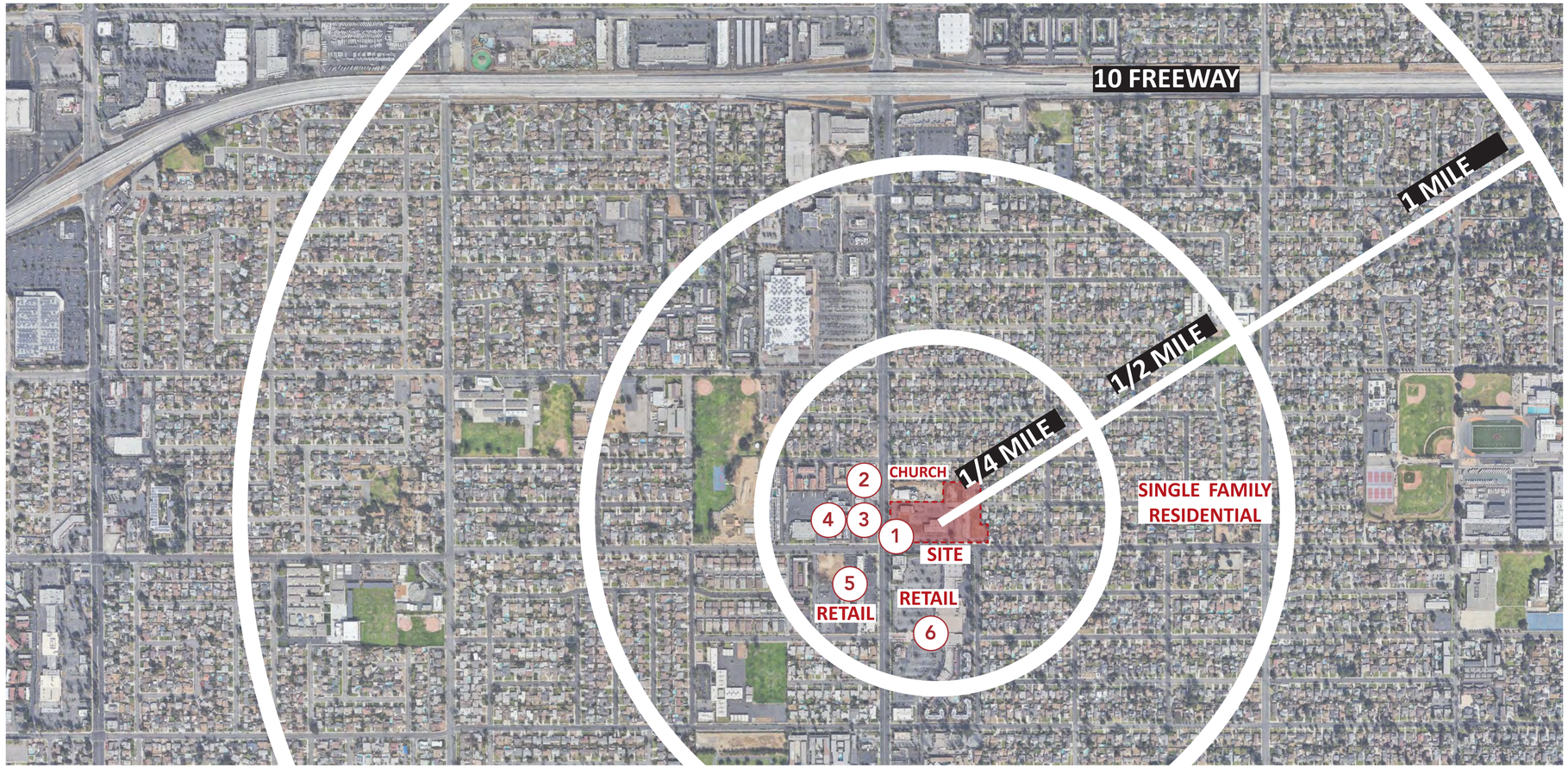
	RATIO	# STALLS	Total
BIKE RACK	1 PER 30 STALLS	659	22
		TOTAL	**22**

BICYCLE PARKING - RETAIL REQUIRED/PROVIDED

	Ratio	AREA	Total
Short-term	5% OF STALLS OR 2 MIN.	4,000 SF	2
Long-Term	REQ. IF 10+ TENANTS	4,000 SF	N/A
		TOTAL	**2**

1) PROJECT SITE - MOUNTAIN & FOURTH CORNER

2) MOUNTAIN RETAIL - WEST

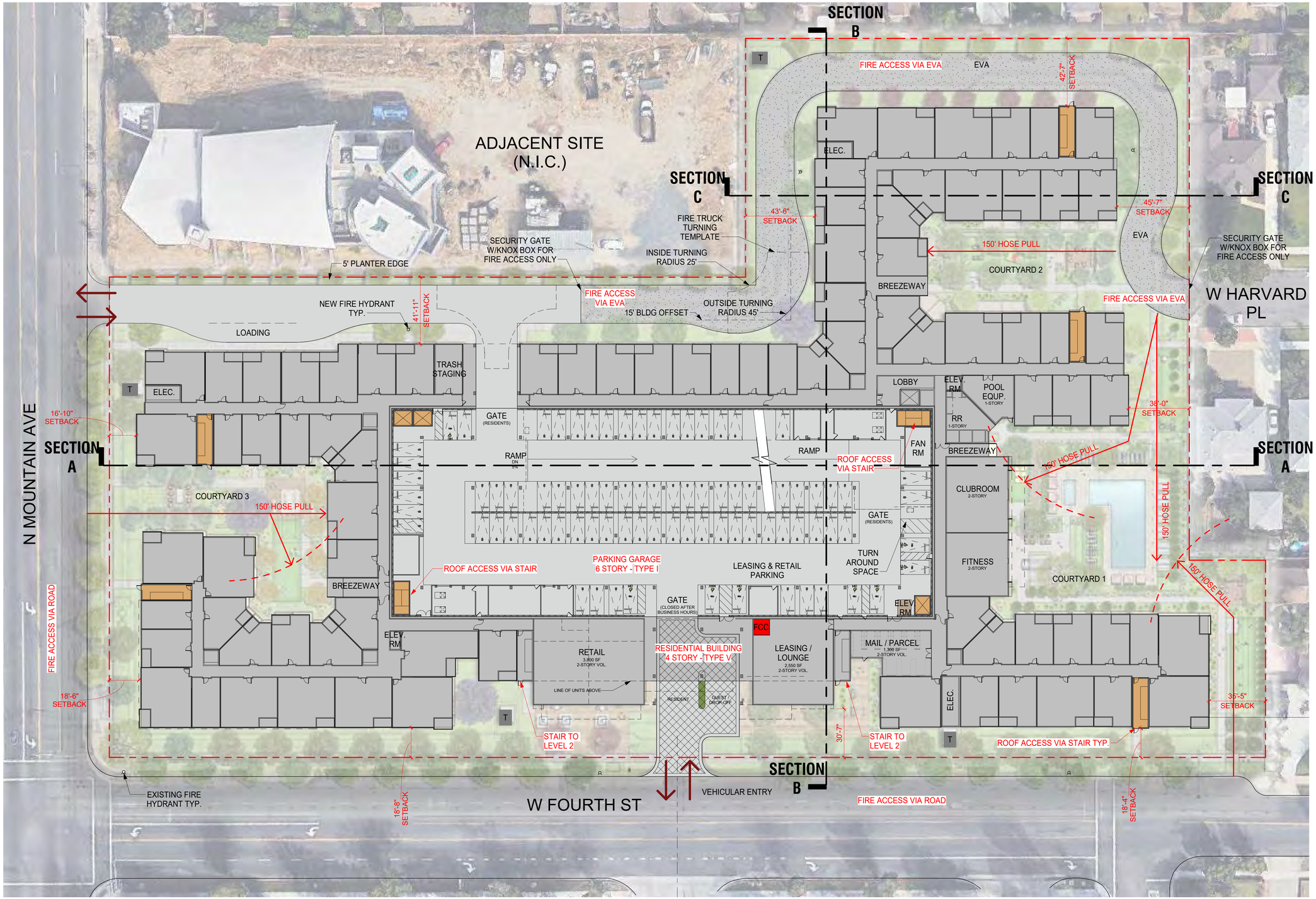


3) ADJACENT RESTAURANT

4) NEARBY APARTMENTS

5) SOUTHWEST CORNER RETAIL

6) MOUNTAIN RETAIL - EAST



Fire Apparatus Access Roads

Fire apparatus access roads, sometimes referred to as fire lanes, shall be provided for every facility or building when any portion of the facility and/or the exterior wall of the first story of a building is located more than 150 feet from a public roadway, as measured along an approved route around the exterior of the building. Extenuating circumstances, increased hazards, and additional fire safety features may affect these requirements. CFC Section 503 and Appendix D Specific criteria pertaining to the design of fire access roadways are detailed below.

1. Fire Apparatus Access Road Construction – Fire apparatus access roads must be designed with an asphalt, concrete or other approved all-weather driving surface and engineered to support the imposed load of fire apparatus weighing at least 75,000 pounds. Roadways must be designed to facilitate turning radii of apparatus (see OFD Standard B-005) and meet requirements for gradient, height clearance, and width.

2. Vehicular Access During Construction – Unless given an exception by the OFD or this standard, the development and each phase shall have at least two (2) points of vehicular access for Fire Department and other emergency vehicles as well as for routes of egress for evacuations. Fire apparatus access roads shall be constructed and approved prior to combustibles being brought onto the site. Temporary "NO PARKING FIRE LANE" signs shall be posted during construction.

3. Fire Access Roads in a Special Fire Protection Area (SFPA) – To determine if a project is within a SFPA, contact the OFD, Bureau of Fire Prevention for information on the delineation of these areas. Std. #B-004 Fire ApparatusAccess Roads Page 2 of 7 Revised 03-08-17

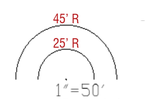
4. Number of Fire Apparatus Access Roads Required:
e) Multiple-Family Residential Developments having more than 100 dwelling units shall have at least two separate fire apparatus access roads.
Exception: Developments having up to 200 dwelling units may have a single fire apparatus access road when all buildings, including nonresidential buildings, are equipped throughout with an approved automatic fire sprinkler system.

5. Width of Fire Apparatus Access Roads:
c) Fire apparatus access roads in the immediate vicinity of buildings greater than 30 feet in height shall be at least 26 feet in width. At least one of the access roads required under 5c below shall be located no closer than 15 feet and no farther than 30 feet from the building, and provided parallel to at least one entire side of the building.

7. Vertical Clearance – Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. If trees are located adjacent to the fire apparatus access road, maintain all vegetation overhanging the fire apparatus access road as needed to provide a clear height of 13 feet 6 inches at all times.

14. Access to Multi-Family Residential Occupancies: Unless given an exception by the OFD, all multifamily residential occupanciesshall be within one hundred fifty feet (150') of the edge of the travel way of an improved public alley, street, or fire apparatus access road.

Min Turning Radius: 25' Inside and 45' Outside



Minimum Turning Radius-
25 feet inside
45 feet outside

*SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS

**MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

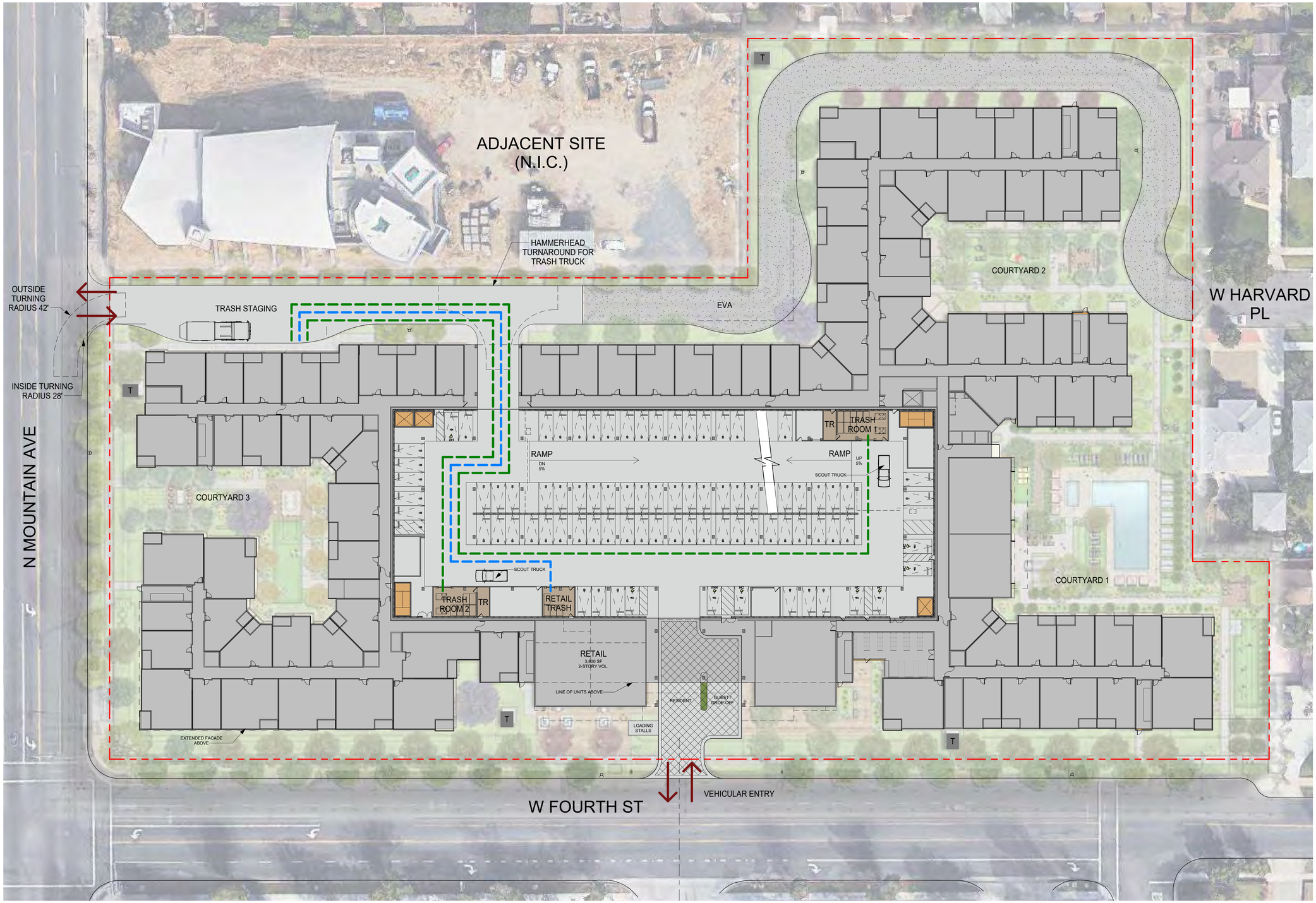
WATERMARKE PROPERTIES, INC.

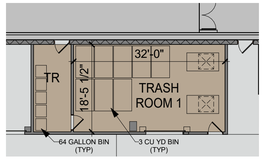
DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 30' 60' 120'

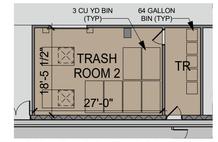
FIRE ACCESS PLAN

A-4





1) ENLARGED TRASH ROOM 1
SCALE: 1/16" = 1'-0"



2) ENLARGED TRASH ROOM 2
SCALE: 1/16" = 1'-0"

MULTIFAMILY REQUIRES 1.5 CUBIC YARDS PER 4 DWELLING UNITS

1.5 CY / 4 DU = .375 CY PER UNIT

357 DU X .375 CY = 134 CUBIC YARDS

134 CY / 3 CY WASTE BINS = 44.67 BINS

44.67 WASTE BINS (3 CY EACH) / 3 PICK UPS PER WEEK = 15 WASTE BINS MINIMUM REQUIRED.

Refuse and recycling enclosure to City standards for ___ trash bin(s) and ___ recycling bin(s), or ___ ___ cubic yard compactor(s) per City standards.

MULTI-FAMILY REFUSE AND RECYCLING STANDARDS
BIN COLLECTION

Container Storage Standards:

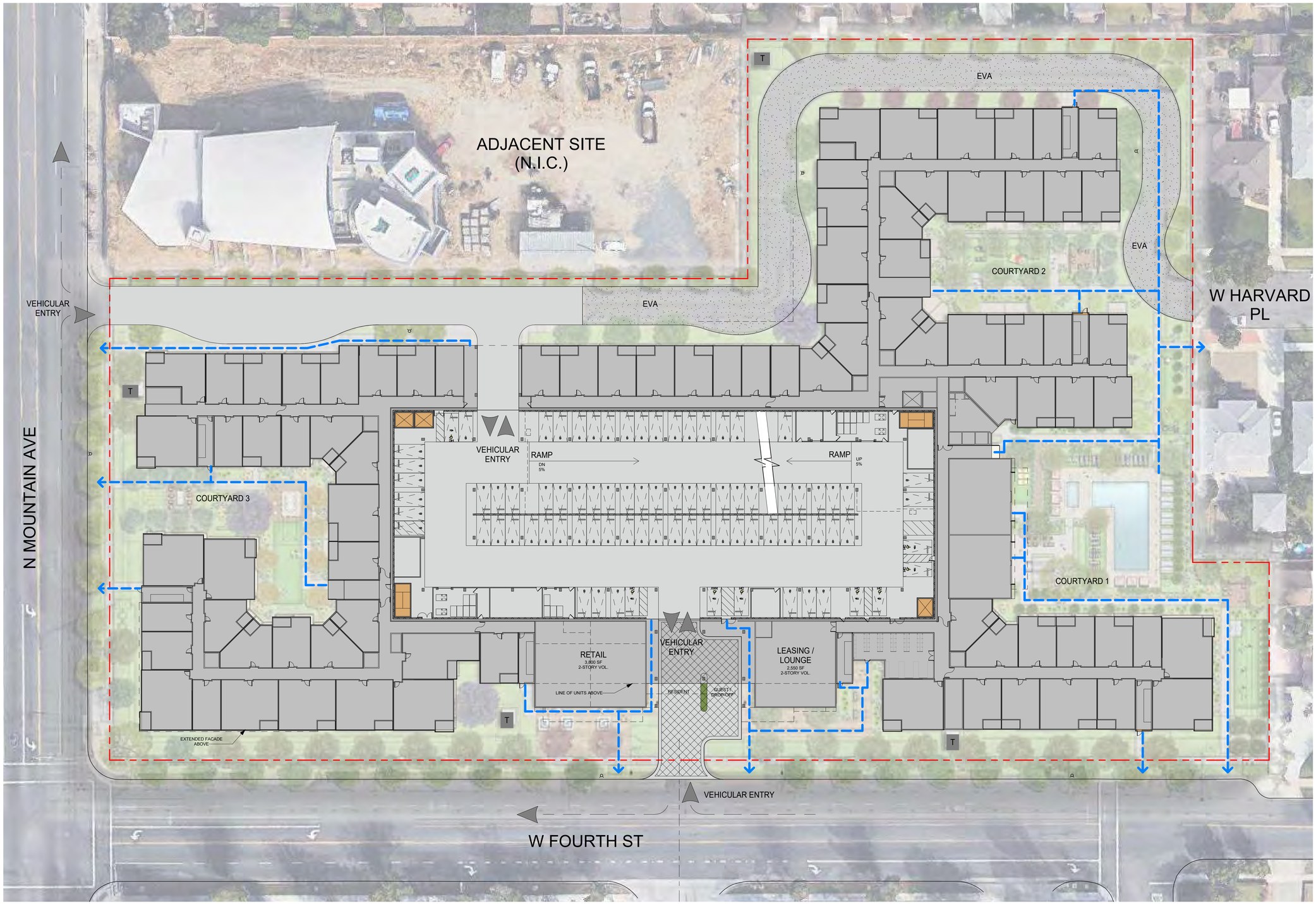
A. Through circulation shall be provided for solid waste vehicles.
B. All refuse enclosures shall be located on major drives within developments to achieve adequate circulation of refuse vehicles.
C. A five foot wide concrete apron, with a 2% maximum pitch, shall be placed in front of all
refuse enclosures to allow for safe and efficient removal of bins. No drainage V-ditches or
catch basins shall be allowed within the five foot apron.
D. To encourage recycling, enclosures designed for a maximum of one (1) bin are prohibited.
Enclosures shall allow for storage of recycling bins or cans in addition to refuse bins.
E. Enclosures must be designed so that refuse and recycling containers may be accessed by
the generator and serviced by the service provider without moving other bins.
F. Pedestrian access shall be independent of service provider doors.
G. Enclosures must be designed so that bin lids face the pedestrian access location.
H. Enclosures must be designed with a roof or overhang at least 8 vertical feet from the ground. Enclosures shall be constructed with a solid roof meeting architectural and structural design criteria from Planning and Building Departments.
I. Enclosures shall be located so that refuse vehicles can pull to within 5 feet of gates.
J. Enclosures located closer than 5 feet to an adjacent structure shall be protected by automatic fire sprinklers approved by the Ontario Fire Department.
K. Gate stop bollards shall be installed to prevent enclosure gates from swinging into adjacent
parking stalls. Steel cane bolt sleeves shall be installed in the ground outside of bin enclosure gates to prevent gates from swinging shut.
L. Enclosures shall be screened with plant material whenever possible.
M. Refer to City of Ontario Enclosure Drawings—p. 9, 10, 11

Vehicle Access Standards:

A. Refuse vehicle turning radii
Inside radius ……28 feet
Outside radius ……42 feet
B. Refuse vehicle height clearance ……15 feet
C. Refuse vehicle width clearance ……15 feet
D. Refuse vehicle backing: Straight only. Distance determined on case by case basis.
E. A minimum 25 foot distance must be maintained in front of a bin enclosure. The enclosure must face the driveway, not parking spaces.
F. Alleys must be a minimum of 20 feet in width, and have enough room to allow for a 28 foot minimum turning radius when making turns at 90 degree intersections in the alley.
G. Containers must not obstruct travel path of refuse vehicle, or compromise the ability of the refuse vehicle to safely service the containers.

LEGEND

- – – RESIDENTIAL TRASH
- – – RETAIL TRASH



LEGEND

- ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE
- BUILDING VEHICULAR ENTRY / EXIT
- PEDESTRIAN ENTRY / EXIT

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

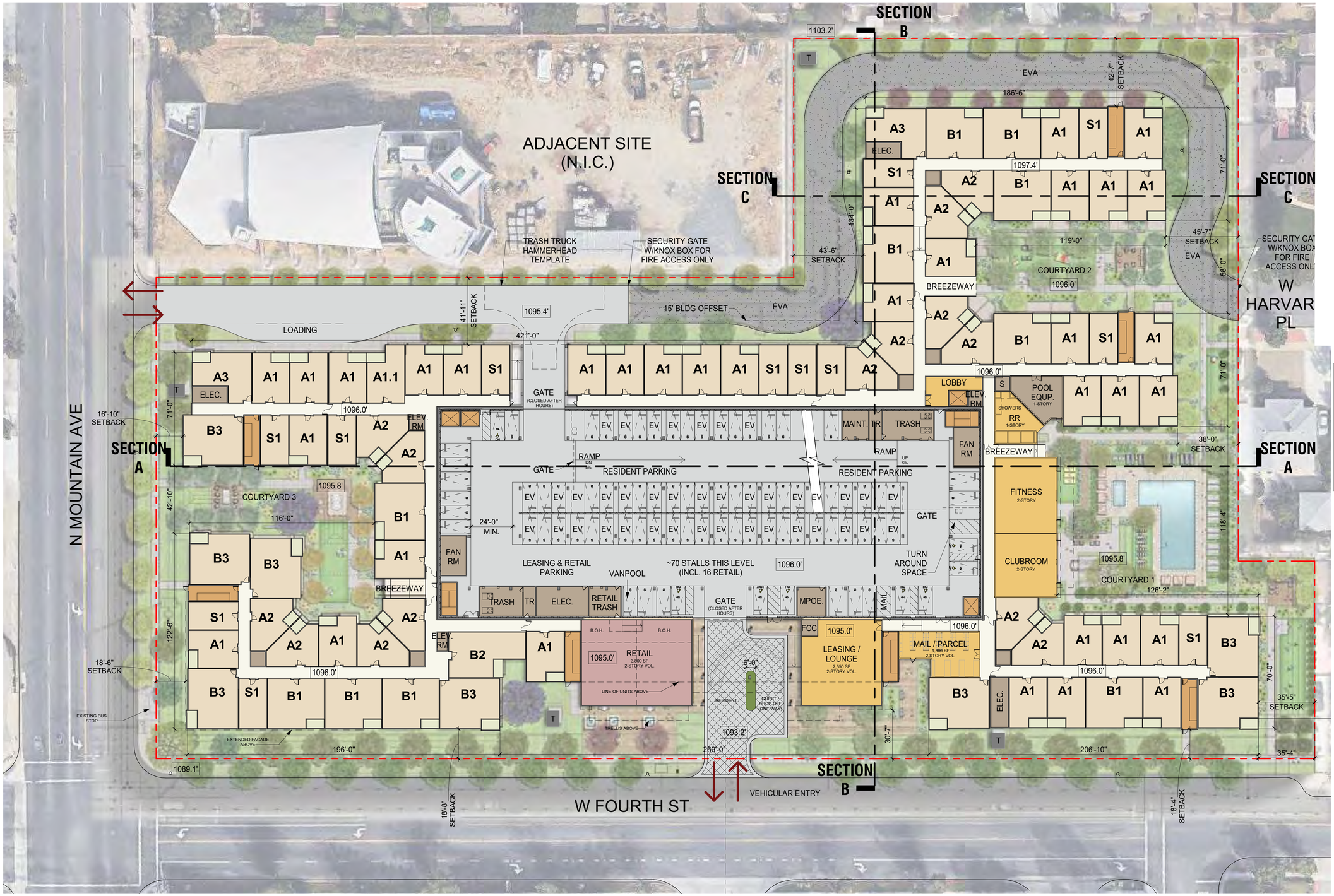
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

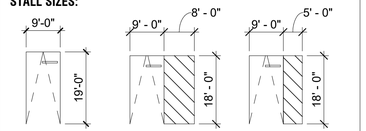
0’ 30’ 60’ 120’

CIRCULATION PLAN

A-6



STALL SIZES:



*ALL TRANSFORMERS TO BE SCREENED FROM VIEW THROUGH THE USE OF LANSCAPING AND/OR MASONRY WALLS.
**MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.
***WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

NOTE: STRIPING OF PARKING SPACES, AISLES, AND DRIVEWAYS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 6.03 (OFF-STREET PARKING AND LOADING), AND DIRECTIONAL SIGNS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 8.01 (SIGN REGULATIONS), SHALL BE PROVIDED.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO

ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

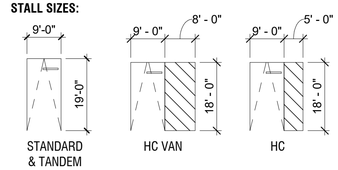
DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 30' 60' 120'

GROUND LEVEL BUILDING PLAN

A-7

STALL SIZES:



*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

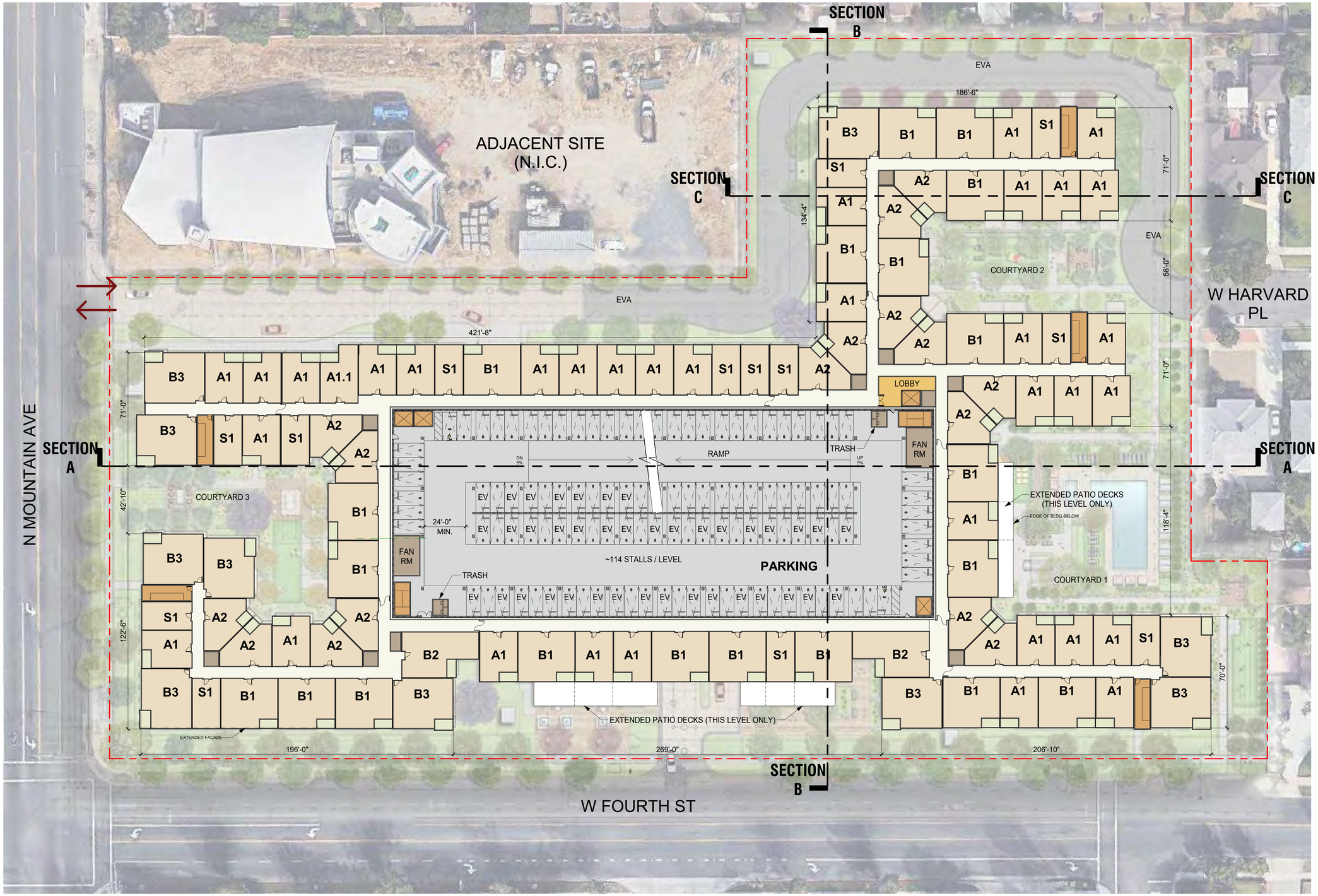
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

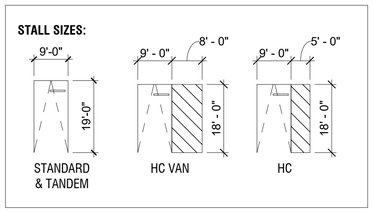
0' 30' 60' 120'

2ND LEVEL BUILDING PLAN

A-8



STALL SIZES:



*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

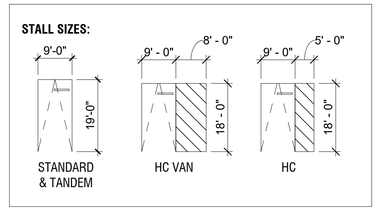
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 30' 60' 120'

3RD LEVEL BUILDING PLAN

A-9



*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

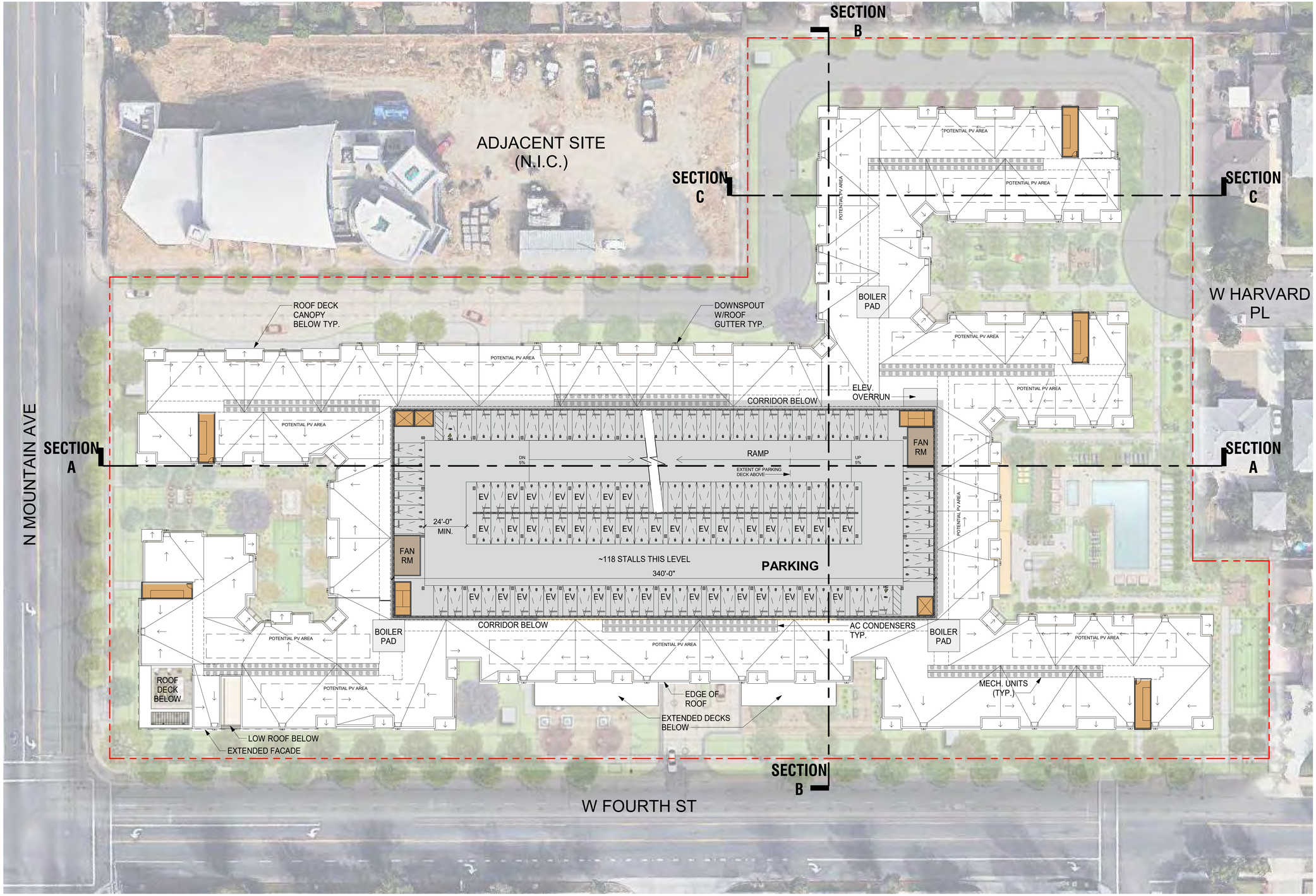
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

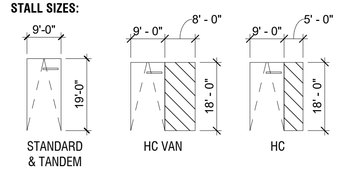
0' 30' 60' 120'

4TH LEVEL BUILDING PLAN

A-10



STALL SIZES:



*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS
NOTE: ROOFING MATERIAL TO BE SINGLE PLY TPO.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

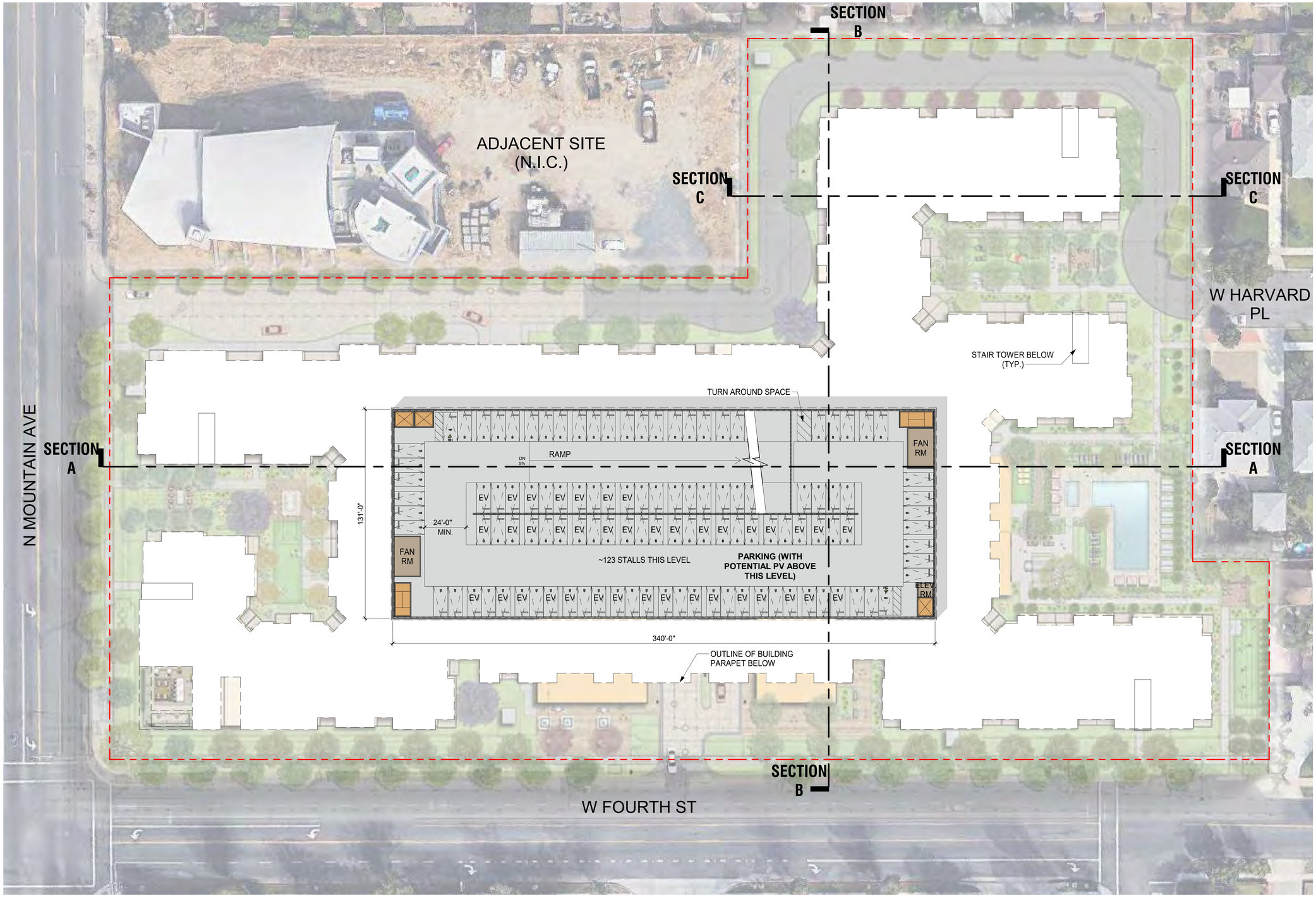
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

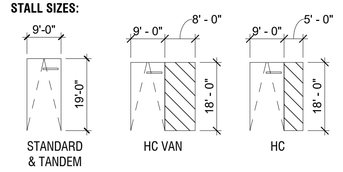
0’ 30’ 60’ 120’

5TH LEVEL PLAN
(RESIDENTIAL ROOF)

A-11



STALL SIZES:



*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 30' 60' 120'

6TH LEVEL BUILDING PLAN
(GARAGE ROOF)

A-12

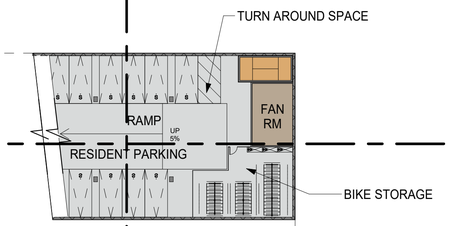
SECTION B

SECTION C

SECTION C

SECTION A ENLARGED

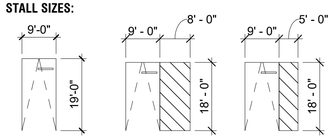
SECTION A ENLARGED



EXTENT OF GARAGE ABOVE

SECTION B

STALL SIZES:



KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

1 KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

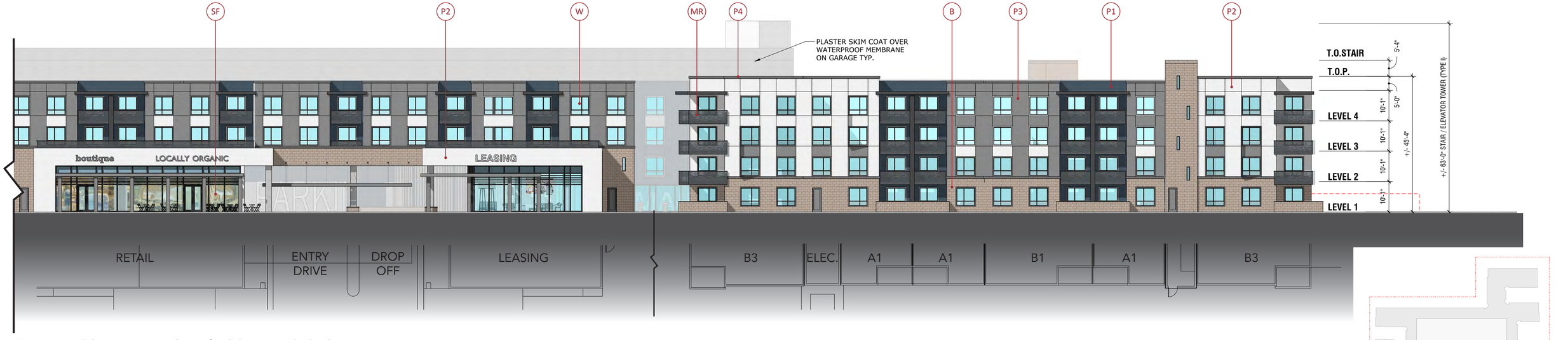
CONCEPTUAL PERSPECTIVE
CORNER OF MOUNTAIN & FOURTH

A-14

1) & 2) FULL SOUTH ELEVATION
SCALE: 1" = 30'-0"

1) PARTIAL SOUTH ELEVATION W/FLOOR PLAN SECTION

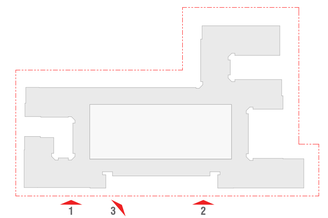
3) PROJECT ENTRY PERSPECTIVE



2) PARTIAL SOUTH ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

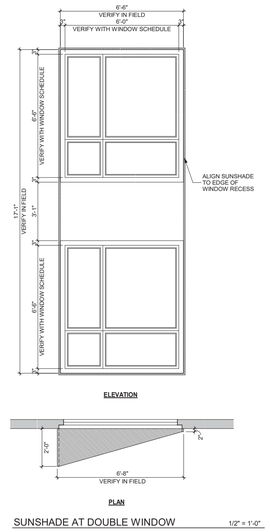
0' 16' 32' 64'

EXTERIOR ELEVATIONS
SOUTH

A-15

1) WEST ELEVATION W/FLOOR PLAN SECTION

2) PERSPECTIVE OF 4TH & MOUNTAIN CORNER

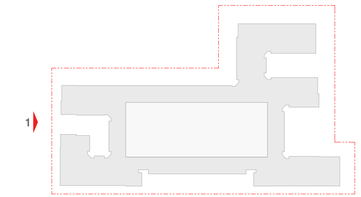


SUNSHADE AT DOUBLE WINDOW 1/2" = 1'-0"

3) BOK MODERN NAIL-ON SUNSHADE PANELS OR EQUAL. FINISH SPEC TBD

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

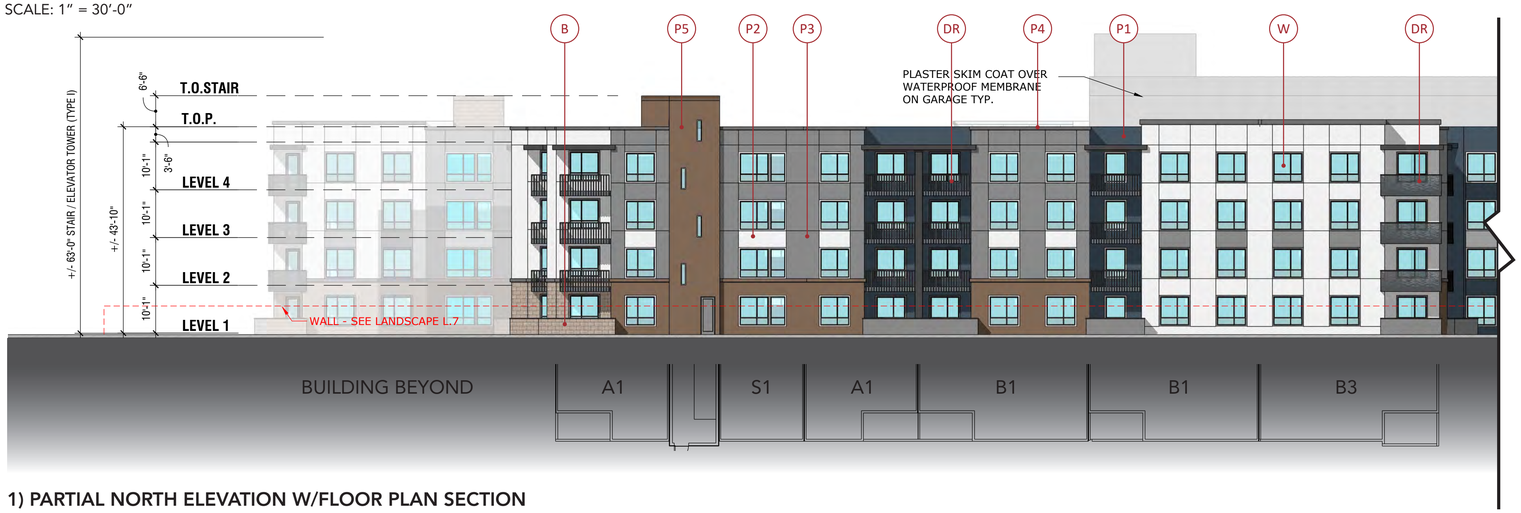
DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 16' 32' 64'

EXTERIOR ELEVATIONS
WEST

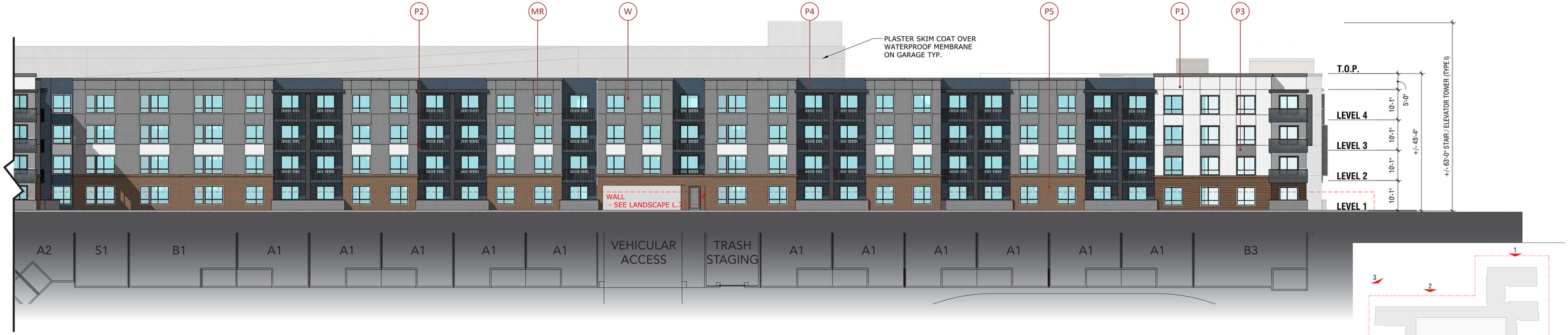
A-16

1) & 2) FULL NORTH ELEVATION
SCALE: 1" = 30'-0"



1) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION

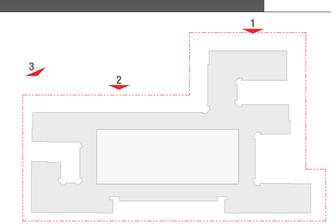
3) PERSPECTIVE OF REAR ELEVATION FACING CHURCH



2) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

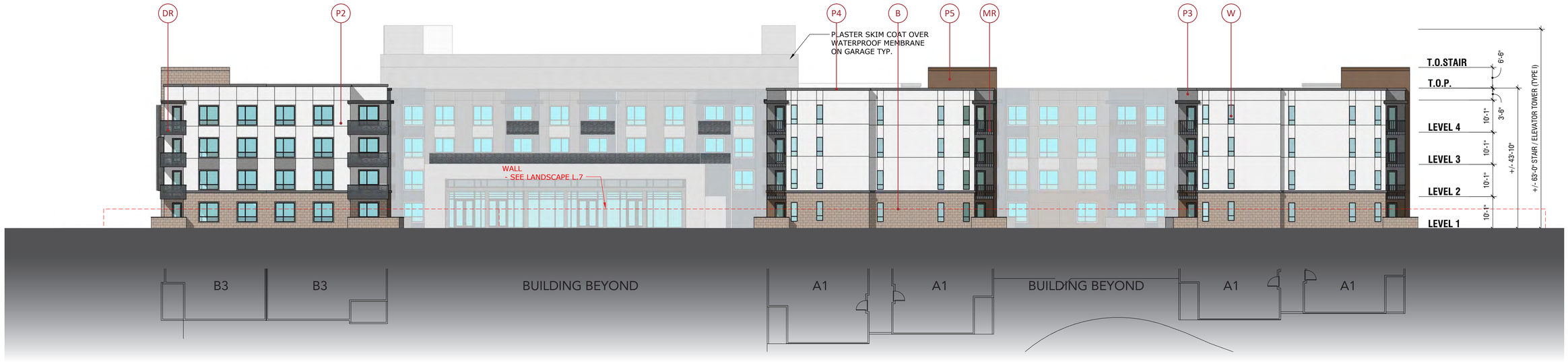
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 16' 32' 64'

EXTERIOR ELEVATIONS
NORTH

A-17

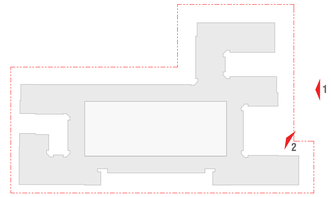


1) EAST ELEVATION W/FLOOR PLAN SECTION

2) PERSPECTIVE OF POOL COURTYARD

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

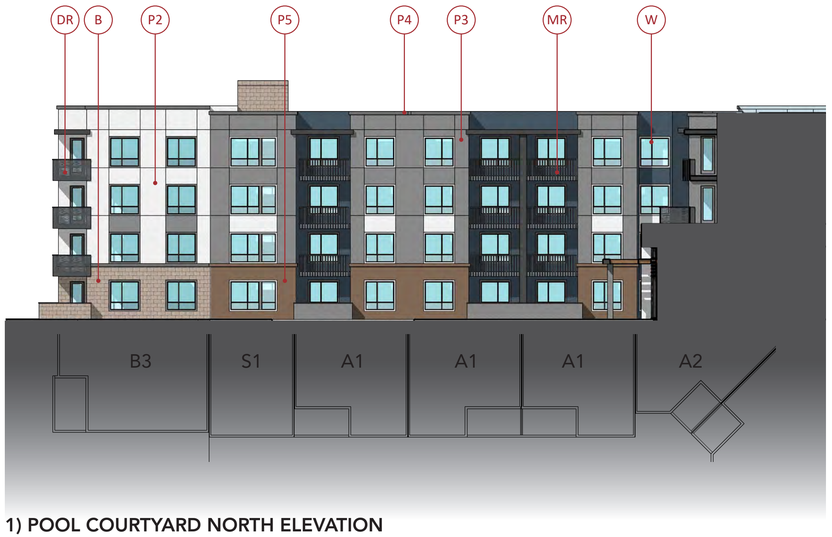
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

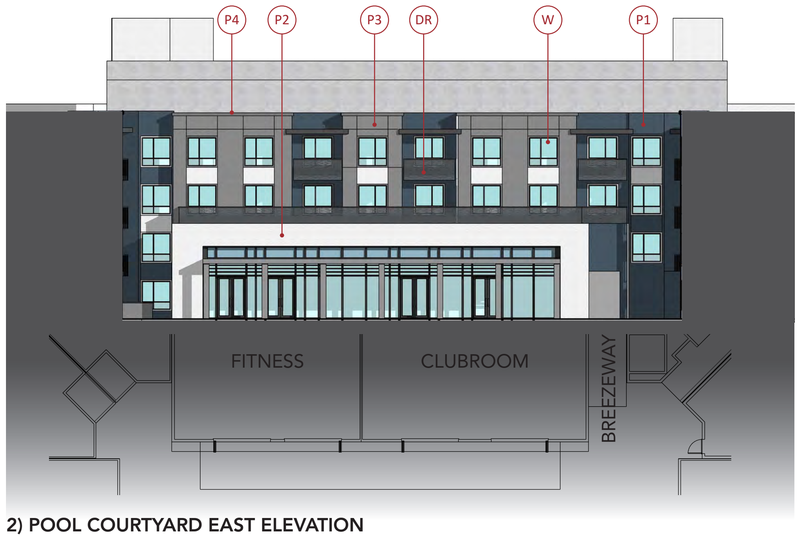
0' 16' 32' 64'

EXTERIOR ELEVATIONS
EAST

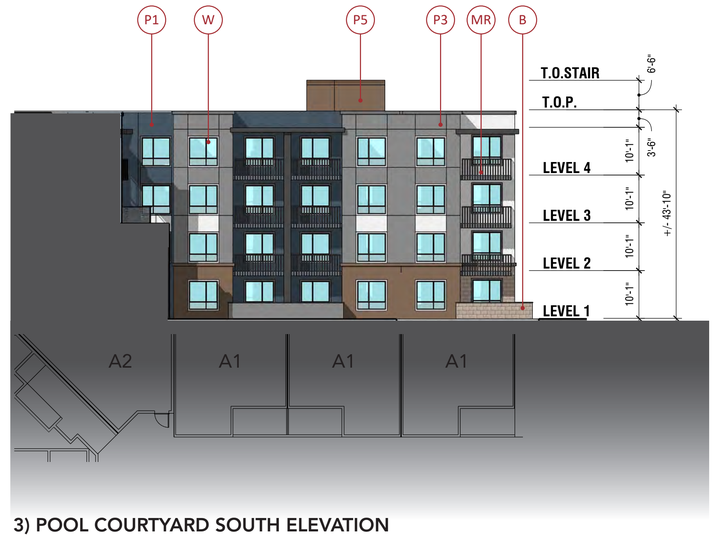
A-18



1) POOL COURTYARD NORTH ELEVATION



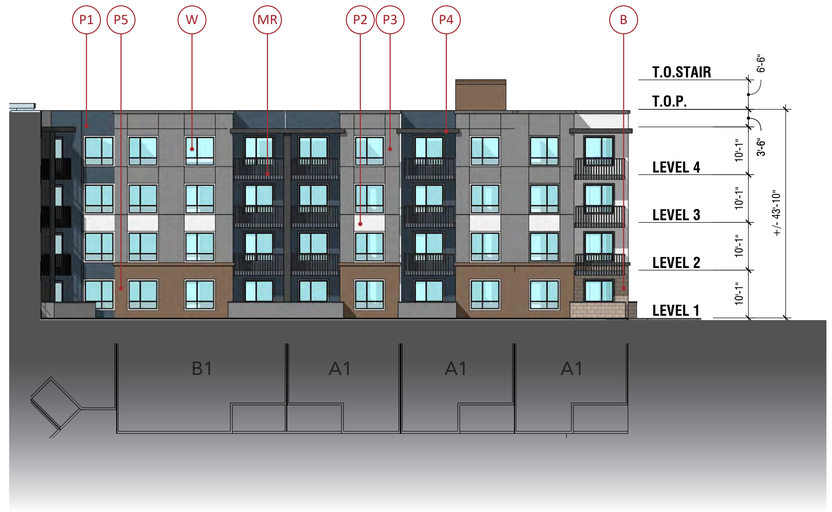
2) POOL COURTYARD EAST ELEVATION



3) POOL COURTYARD SOUTH ELEVATION

4) EAST COURTYARD NORTH ELEVATION

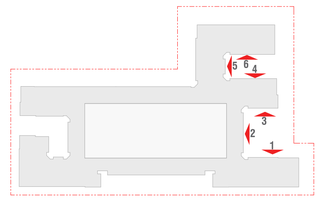
5) EAST COURTYARD EAST ELEVATION



6) EAST COURTYARD SOUTH ELEVATION

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 16' 32' 64'

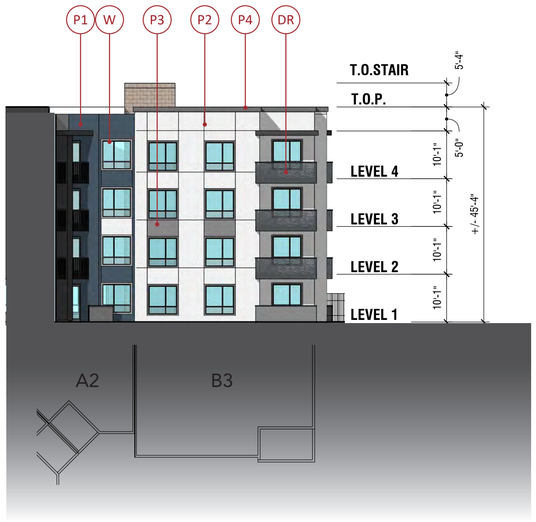
COURTYARD ELEVATIONS
POOL & EAST

A-19

1) WEST COURTYARD SOUTH ELEVATION

2) WEST COURTYARD EAST ELEVATION

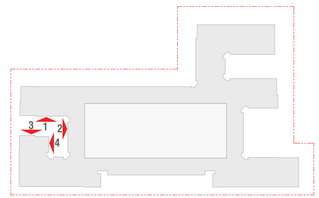
3) WEST COURTYARD NORTH ELEVATION



4) WEST COURTYARD WEST ELEVATION

MATERIAL LEGEND

B- BLOCK VENEER FINISH
VC- CEMENT BOARD TILES
DR- DECORATIVE METAL PANEL RAILING
MR- METAL PICKET RAILING
P- PLASTER FINISH
SF- STOREFRONT
WS- WOOD-LIKE SIDING ACCENT
W- VINYL WINDOW



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

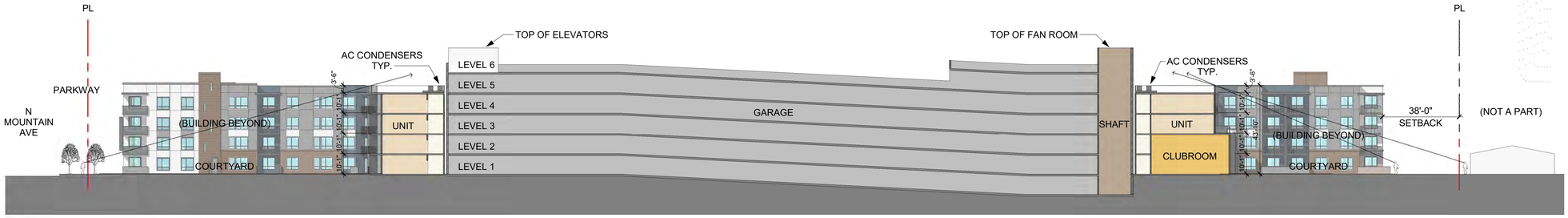
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

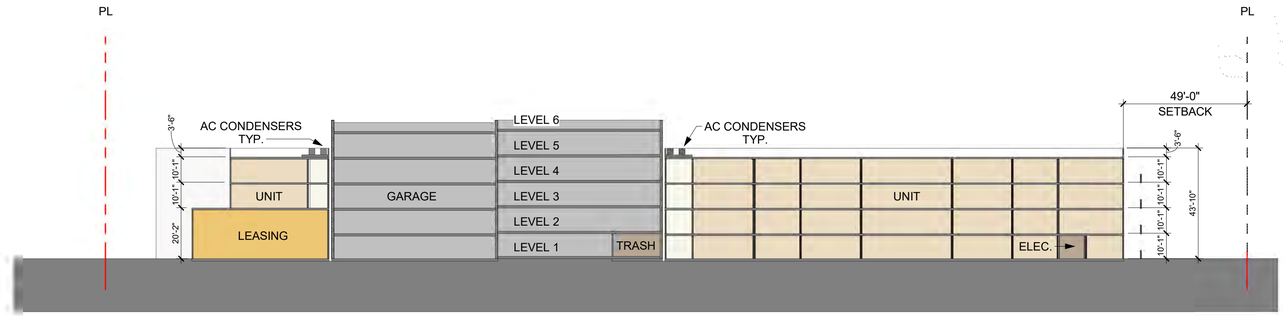
0' 16' 32' 64'

COURTYARD ELEVATIONS
WEST

A-20



1 SECTION A
1" = 30'-0"

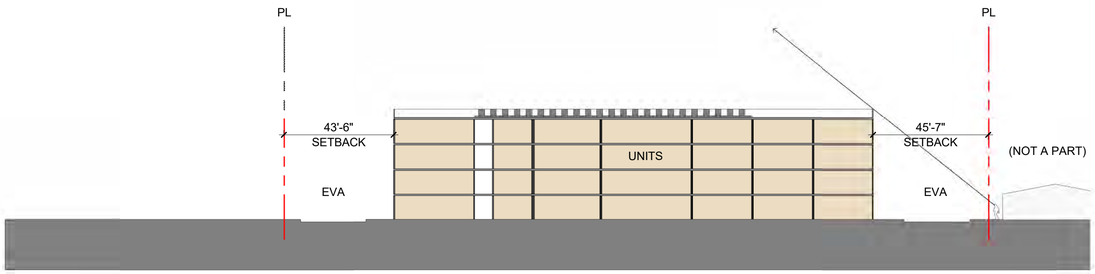


2 SECTION B
1" = 30'-0"

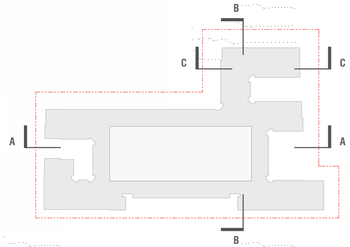
KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

4 SECTION A ENLARGED
1/16" = 1'-0"



3 SECTION C
1" = 30'-0"



KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

0' 16' 32' 64'

BUILDING SECTIONS

A-21

KEY MAP

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA
TCA # 2021-079

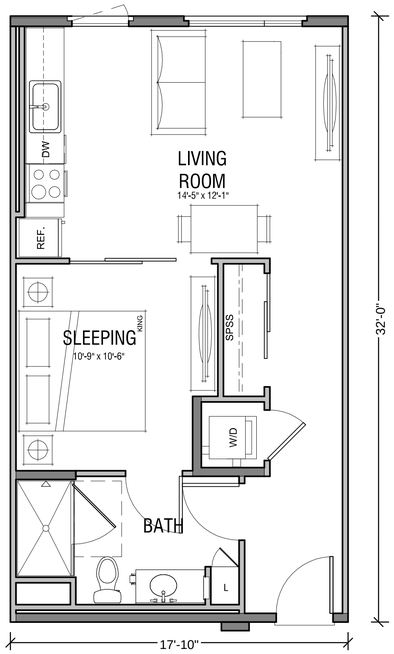
TCA ARCHITECTS

WATERMARKE PROPERTIES, INC.

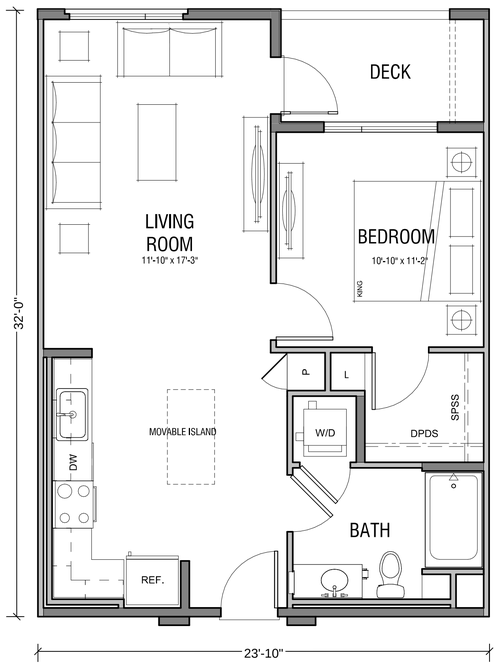
DISCRETIONARY PERMIT RESUBMITTAL
AUGUST 15, 2023

CONCEPTUAL PERSPECTIVE
SOUTHEAST CORNER OF FOURTH

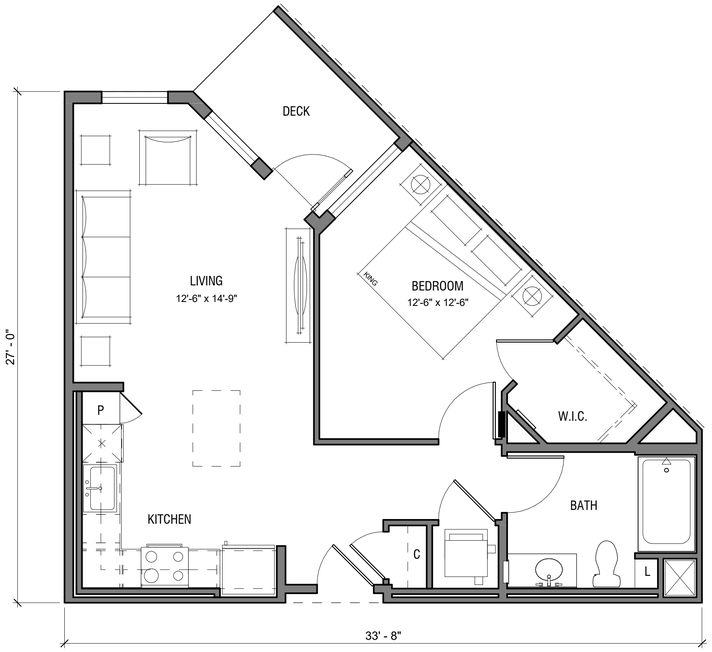
A-22



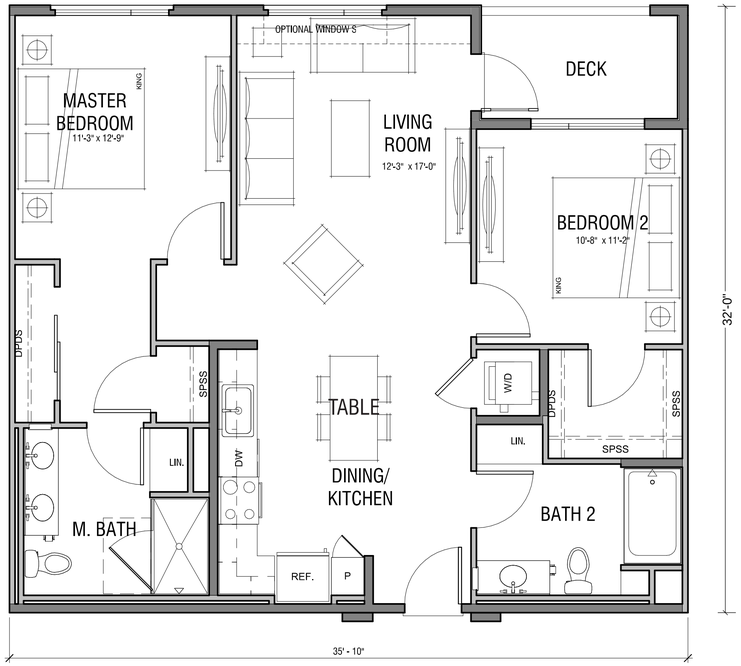
UNIT S1
STUDIO / 1 BATH



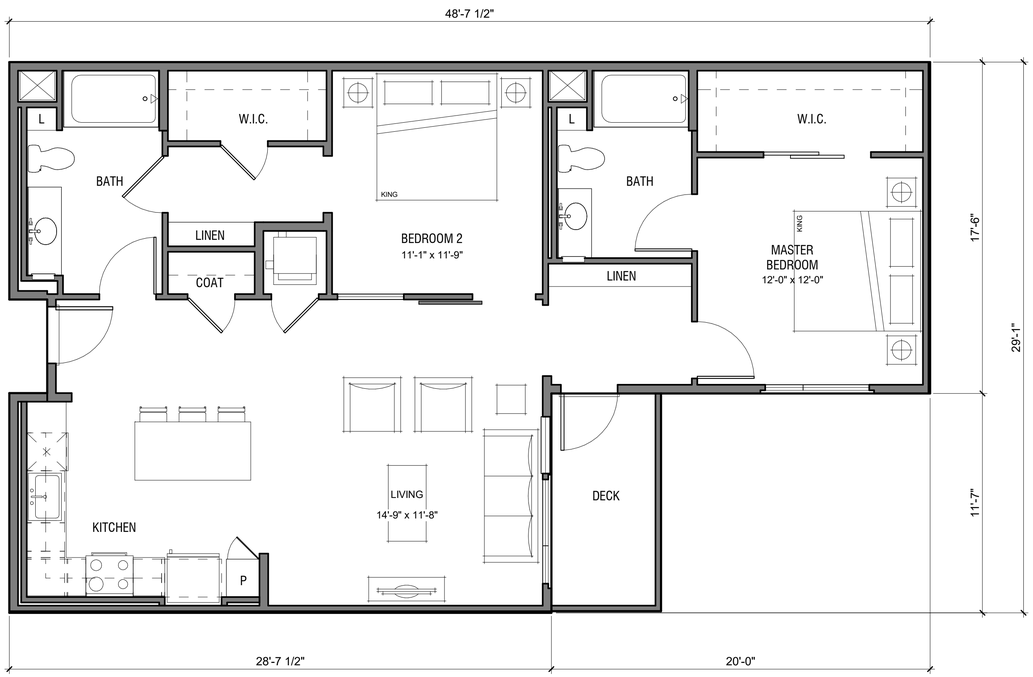
UNIT A1
1 BEDROOM / 1 BATH



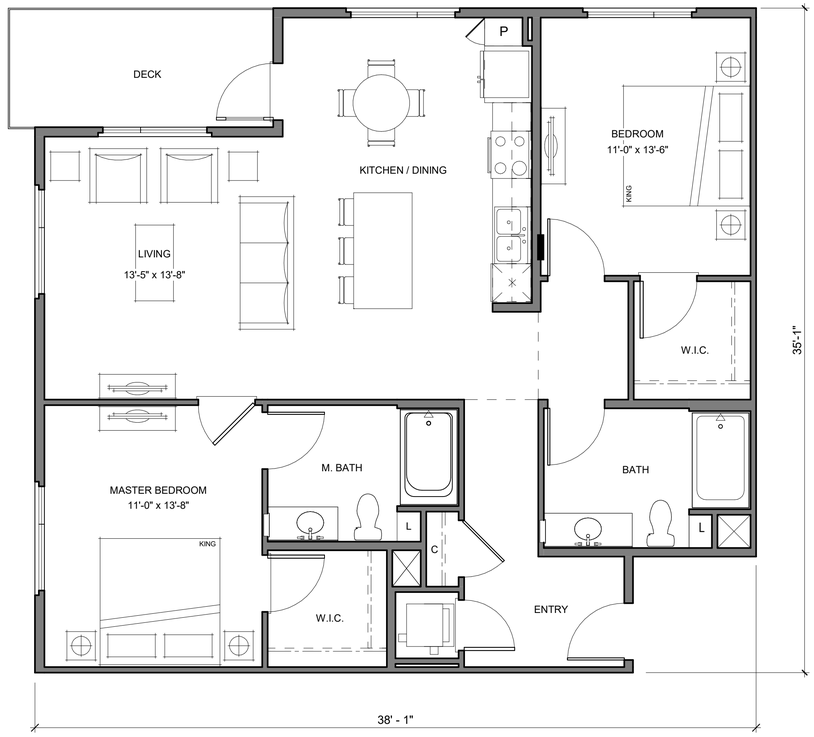
UNIT A2
1 BEDROOM / 1 BATH



UNIT B1
2 BEDROOM / 2 BATH



UNIT B2
2 BEDROOM / 2 BATH



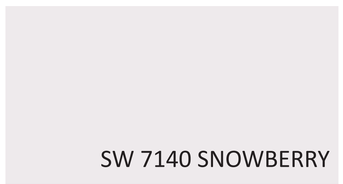
UNIT B3
2 BEDROOM / 2 BATH

Partial West Elevation

Partial North Elevation

P - Plaster - Omega - Colortek

1)

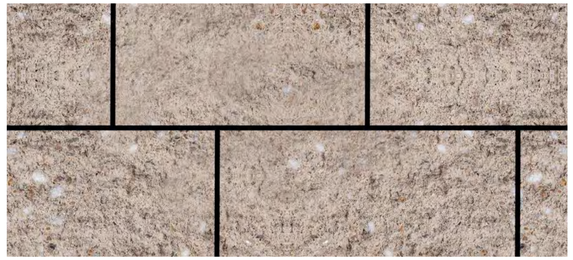


2)

3)

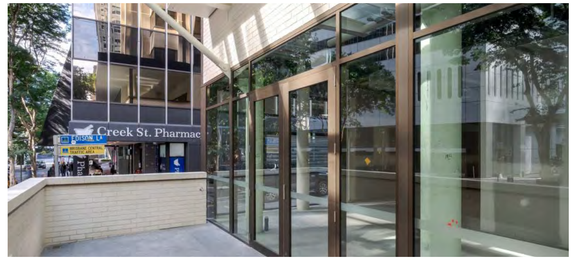
4)

5)



B - Block Veneer

Westbrook Concrete Block - Ground Face- 48



SF - Storefront

DR - Decorative Metal Panel Railing

BOK MODERN or Equal

MR - Metal Picket Railing

WS - Wood-Like Siding Accent

(Hardie Multi-Groove Panels)

VC - Vertical Cement Board Tiles

(Hardie Smooth Sand Panels)

NOTE:
THE ENTIRETY OF THE PROJECT SITE (EXCLUDING AREAS DEVOTED TO BUILDING AREA, PAVING AND OR OUTDOOR LOADING AND STORAGE AREAS THAT ARE SCREEN FROM PUBLIC VIEW), INCLUDING STREET PARKWAY AND MEDIAN AREAS THAT ABUT THE PROJECT SITE, SHALL BE FULLY LANDSCAPED, PROVIDED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, AND CONTINUOUSLY MAINTAINED

NOTE:
ALL LANDSCAPING, BLOCK WALLS, AND OTHER OBSTRUCTIONS SHALL BE COMPATIBLE WITH THE STOPPING SIGHT DISTANCE REQUIREMENTS PER CITY OF ONTARIO STANDARD DRAWING NO. 1309

NOTE:
MOUNTAIN AVENUE AND 4TH STREET SHALL BE SIGNED "NO STOPPING ANYTIME" ALONG THE PROPERTY FRONTAGE

NOTE:
ALL PLANTING AREAS SHALL HAVE A MINIMUM INSIDE DIMENSION OF 5'

NOTE:
BACKFLOW DEVICES SHALL BE BUFFERED WITH 36" HIGH STRAPPY LEAF SHRUB SCREENING. TRASH ENCLOSURES AND TRANSFORMERS SHALL BE SCREENED WITH A 4'-5' HIGH EVERGREEN HEDGE SCREENING. UTILITIES SHALL NOT BE ENCIRCLED BUT SHRUBS SHALL BE SHOWN AS MASSES AND DUPLICATE MASSES.

EVA VEHICULAR GATES
- access for emergency vehicles only. gates to remain closed at all times.

WEST COURTYARD
SEE ENLARGEMENT, SHEET L.3

SUBSURFACE WATER QUALITY
- see civil plans

EXISTING BUS SHELTER
- to remain in place

LEVEL 4 DECK
SEE ENLARGEMENT, SHEET L.4

RETAIL FRONTAGE
- tree wells & shade trees
- seating
- pottery
- cafe tables
- umbrellas

THE HANGOUT
- specimen tree grove
- game lawn
- festival lighting
- lounge seating

EVA vehicular gates

GAME COURT
- corn hole (concrete boards spaced 27' apart)
- tree allee
- lounge seating

POOL COURTYARD
SEE ENLARGEMENT, SHEET L.2

DOG PARK
- St. Augustine grass (or equal)
- gated vestibule
- hedge screen

CITRUS GROVE OFF FOURTH STREET ENTRY
- citrus trees in pots
- decorative cobble

existing meter

proposed driveway to be constructed in accordance with City of Ontario standard drawing no. 1204 for commercial driveway

N MOUNTAIN AVE.
W HARVARD PL
W FOURTH STREET
RETAIL
LEASING
FITNESS
CLUBROOM
5' MIN.
9' MIN.
7' MIN.

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

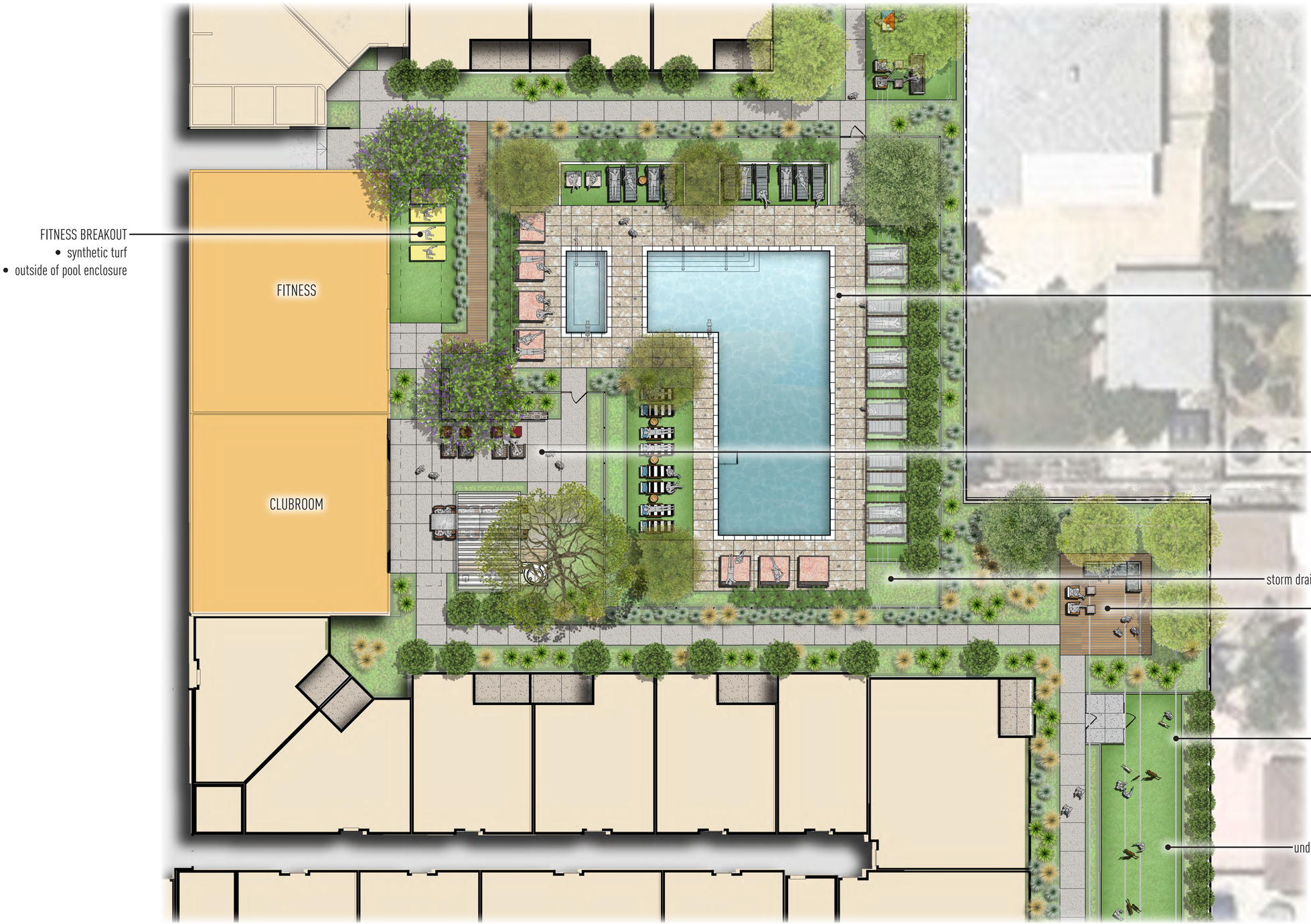
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0' 15' 30' 60'

COMPOSITE LANDSCAPE PLAN

L.1



WATERMARKE ONTARIO

ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
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0' 5' 10' 20'

POOL COURTYARD ENLARGEMENT

L.2

FARM TO TABLE
- grove lounge
- built-in bbq
- communal dining table
- accent lighting
- shade tree

THE YARD
- game lawn
- outdoor movie wall
- festival lighting
- lounge seating

underground basin

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

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JANUARY 27, 2023
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0’ 5’ 10’ 20’

WEST COURTYARD ENLARGEMENT

L.3

L4 LOUNGE
- built-in bbq
- bar counter
- lounge furnishings
- built-in banquette seating
- hanging chairs
- green roof trays
- pottery

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

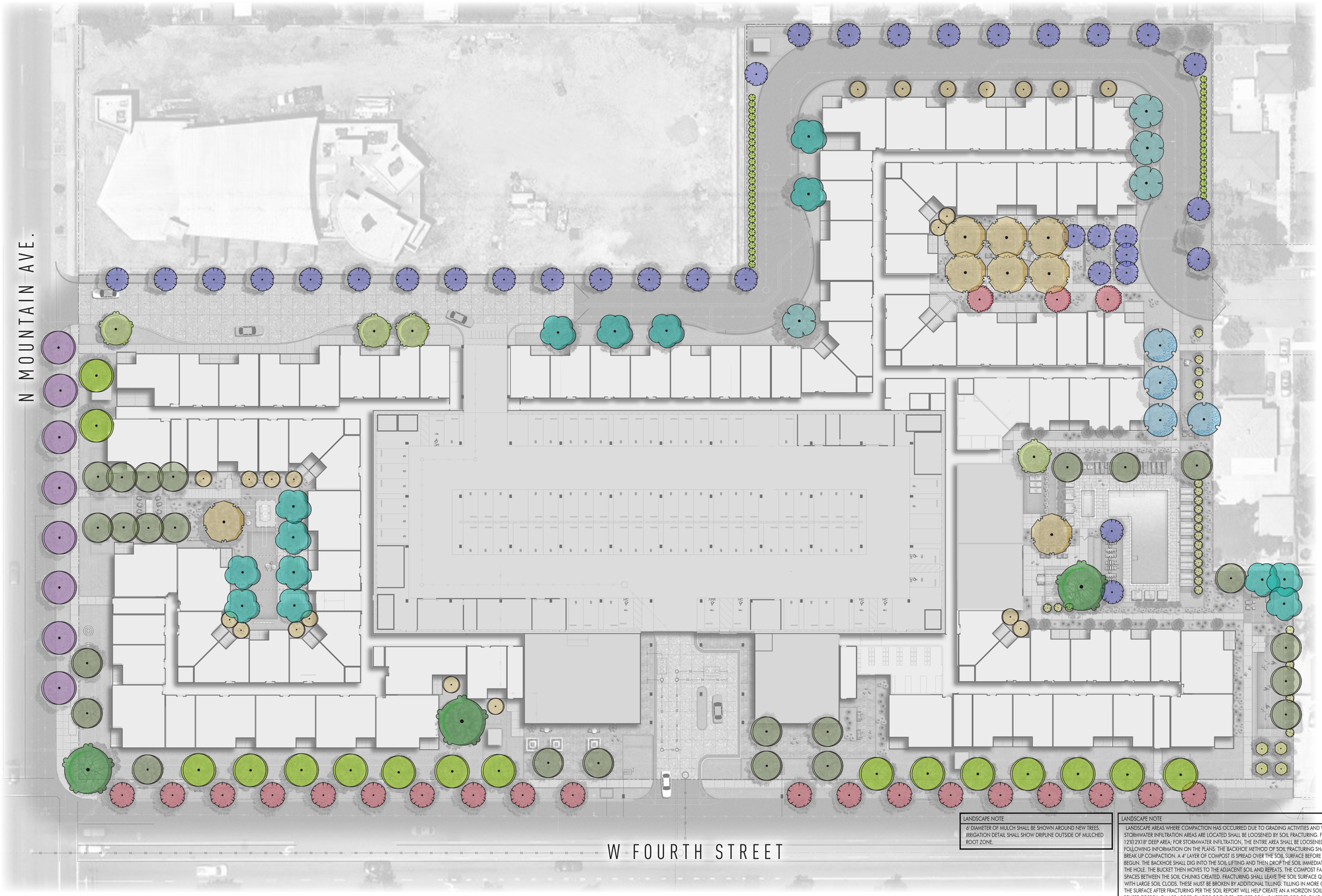
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0' 2' 4' 8'

LEVEL 4 DECK ENLARGEMENT

L.4



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CA NATIVE	QTY
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	NO	3
	CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	LOW	YES	19
	CITRUS SP. CITRUS TREE - TO BE SELECTED	36"BOX	MODERATE	NO	4
	FRAXINUS ANGUSTIFOLIA OXYCARPA 'RAYWOOD' RAYWOOD ASH	24"BOX	MODERATE	NO	6
	JACARANDA MIMOSIFOLIA JACARANDA MULTI-TRUNK	24"BOX	MODERATE	NO	8
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL - COLUMN	24"BOX	LOW	NO	25
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	36"BOX	LOW	NO	34
	MORELLA CALIFORNICA CALIFORNIA WAX MYRTLE	24"BOX	MODERATE	YES	21
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE - STANDARD FORM	48"BOX	LOW	NO	24
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36"BOX	MODERATE	YES	8
	PLATANUS X HISPANICA LONDON PLANE TREE	24"BOX	MODERATE	NO	16
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY	15 GAL.	MODERATE	NO	46
	QUERCUS AGRIFOLIA COAST LIVE OAK	60"BOX	LOW	YES	3
	QUERCUS ILEX HOLLY OAK	24"BOX	LOW	NO	4
	QUERCUS KELLOGGII CALIFORNIA BLACK OAK	36"BOX	MODERATE	YES	4
	UMBELLULARIA CALIFORNICA BAY LAUREL	24"BOX	MODERATE	YES	14

MINIMUM TREE SETBACKS (PER CITY OF ONTARIO LANDSCAPE DEVELOPMENT GUIDELINES)	
STREET INTERSECTIONS	25'
STREET LIGHTS	15'
POWER POLES	10'
BUILDINGS	10'
SEWER LINES	7'
SIDEWALKS / DRIVEWAYS	5'
FIRE HYDRANTS	5'

MINIMUM TREE SIZE MIX* (PER CITY OF ONTARIO LANDSCAPE DEVELOPMENT GUIDELINES)		
REQUIRED TREE SIZES	MIN. MIX OF TREES SIZES	QTY. PROVIDED
48-INCH BOX OR >	5% (9 required)	24
36-INCH BOX	10% (19 required)	44
24-INCH BOX	30% (57 required)	123
15-GALLON	55% (103 required)	0

TREE COUNT TOTAL: STREET, SETBACK, and COMMON SPACE	238
LOW WATER USE	108 (45%)
MODERATE WATER USE	130 (55%)

NATIVE TREE REQUIREMENT

25% OF TREES ARE REQUIRED TO BE CALIFORNIA NATIVE SPECIES. 47 TREES ARE REQUIRED TO BE CALIFORNIA NATIVE SPECIES.

CA NATIVE TREE SPECIES	BOX SIZE	QTY. PROVIDED
CERCIS OCCIDENTALIS	24" BOX	19
MORELLA CALIFORNICA	24" BOX	21
PLATANUS RACEMOSA	36" BOX	8
QUERCUS AGRIFOLIA	60" BOX	3
QUERCUS KELLOGGI	36" BOX	4
UMBELLULARIA CALIFORNICA	24" BOX	14
	TOTAL	69 (28%)

MULCH RING NOTE

8' DIAMETER OF MULCH ONLY SHOULD BE INSTALLED AT NEW TREES. 12' DIAMETER OF MULCH ONLY SHOULD BE INSTALLED AT EXISTING TREES. IRRIGATION DRIPLINE SHOULD BE INSTALLED OUTSIDE OF MULCH RING.

SCREENING NOTE

ALL UTILITIES, TRASH ENCLOSURES AND TRANSFORMERS TO BE SCREENED WITH EVERGREEN HEDGING OR SHRUBS

LANDSCAPE NOTE

6' DIAMETER OF MULCH SHALL BE SHOWN AROUND NEW TREES. IRRIGATION DETAIL SHALL SHOW DRIPLINE OUTSIDE OF MULCHED ROOT ZONE.

LANDSCAPE NOTE

LANDSCAPE AREAS WHERE COMPACTION HAS OCCURRED DUE TO GRADING ACTIVITIES AND WHERE TREES OR STORMWATER INFILTRATION AREAS ARE LOCATED SHALL BE LOOSENED BY SOIL FRACTURING. FOR TREES, A 12'X12'X18" DEEP AREA; FOR STORMWATER INFILTRATION, THE ENTIRE AREA SHALL BE LOOSENED. ADD THE FOLLOWING INFORMATION ON THE PLANS: THE BACKHOE METHOD OF SOIL FRACTURING SHALL BE USED TO BREAK UP COMPACTION. A 4" LAYER OF COMPOST IS SPREAD OVER THE SOIL SURFACE BEFORE FRACTURING IS BEGUN. THE BACKHOE SHALL DIG INTO THE SOIL LIFTING AND THEN DROP THE SOIL IMMEDIATELY BACK INTO THE HOLE. THE BUCKET THEN MOVES TO THE ADJACENT SOIL AND REPEATS. THE COMPOST FALLS INTO THE SPACES BETWEEN THE SOIL CHUNKS CREATED. FRACTURING SHALL LEAVE THE SOIL SURFACE QUITE ROUGH WITH LARGE SOIL CLODS. THESE MUST BE BROKEN BY ADDITIONAL TILLING. TILLING IN MORE COMPOST TO THE SURFACE AFTER FRACTURING PER THE SOIL REPORT WILL HELP CREATE AN A HORIZON SOIL. IMPORTED OR REUSED TOPSOIL CAN BE ADDED ON TOP OF THE FRACTURED SOIL AS NEEDED FOR GRADING. THE LANDSCAPE ARCHITECT SHALL BE PRESENT DURING THIS PROCESS AND PROVIDE CERTIFICATION OF THE SOIL FRACTURING. FOR ADDITIONAL REFERENCE, SEE URBAN TREE FOUNDATION – PLANTING SOIL SPECIFICATIONS.

PRELIMINARY SHRUB PALETTE

LARGE SHRUB	COMMON NAME	SIZE	WUCOLS
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24"BOX	LOW
CALLISTEMON VIMINALIS 'CV01' TM	SLIM WEEPING BOTTLEBRUSH	15 GAL	LOW
FURCRAEA MACDOUGALII	MACDOUGALL'S `CENTURY PLAN	24"BOX	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	LOW
JUNIPERUS C. `BLUE POINT`	BLUE POINT JUNIPER	15 GAL	LOW
LAURUS NOBILIS	SWEET BAY - COLUMNS	24"BOX	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL.	LOW
RHUS OVATA	SUGAR BUSH	15 GAL.	LOW
TECOMA STANS	YELLOW BELLS	15 GAL	LOW
VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD	15 GAL	LOW

MEDIUM SHRUB	COMMON NAME	SIZE	WUCOLS
AGAVE SP.	AGAVE	5 GAL	LOW
ALOE SP.	ALOE	5 GAL	LOW
BACCHARIS PILULARIS `PIGEON POINT`	PIGEON POINT COYOTE BRUSH	5 GAL	LOW
BULBINE FRUTESCENS `TINY TANGERINE`	TINY TANGERINE STALKED BULBINE	1 GAL	LOW
CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	LOW
CARISSA M. 'GREEN CARPET'	GREEN CARPET NATAL PLUM	5 GAL	MOD
CHONDROPETALUM T. `EL CAMPO`	CAPE RUSH	1 GAL	MOD
CISTUS SP.	ROCK ROSE	5 GAL	LOW
CRASSULA A. 'BLUE WAVES'	SILVER DOLLAR JADE	5 GAL	LOW
DIANELLA REVOLUTA `LITTLE REV`	LITTLE REV FLAX LILY	1 GAL	LOW
DIETES X `ORANGE DROP`	ORANGE DROP FORTNIGHT LILY	5 GAL	LOW
EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH	5 GAL	LOW
ERIOGONUM F. `WARRINER LYTLE`	WARRINER LYTLE BUCKWHEAT	1 GAL	LOW
GREVILLEA	GREVILLEA	5 GAL	MOD
JUNCUS PATENS `ELK BLUE`	SPREADING RUSH	5 GAL	LOW
LANTANA SP.	LANTANA	1 GAL	LOW
LAURUS NOBILIS `MONRIK`	LITTLE RAGU SWEET BAY	5 GAL	LOW
LEUCOPHYLLUM SP.	TEXAS RANGER	5 GAL	LOW
LOMANDRA L. 'BREEZE' TM	BREEZE MAT RUSH	5 GAL	MOD
MUHLENBERGIA SP.	MUHLY GRASS	5 GAL	LOW
MYOPORUM X 'PUTAH CREEK'	PUTAH CREEK MYOPRORUM	1 GAL	LOW
OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	5 GAL	LOW
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW
ROSA SP.	ROSE	5 GAL	MOD
ROSMARINUS SP	ROSEMARY	5 GAL	LOW
SALVIA SP.	SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL	LOW
SENNA ARTEMISIOIDES	SILVER SENNA	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW
WESTRINGIA SP.	COAST ROSEMARY	5 GAL	LOW

WATERMARKE ONTARIO
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MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
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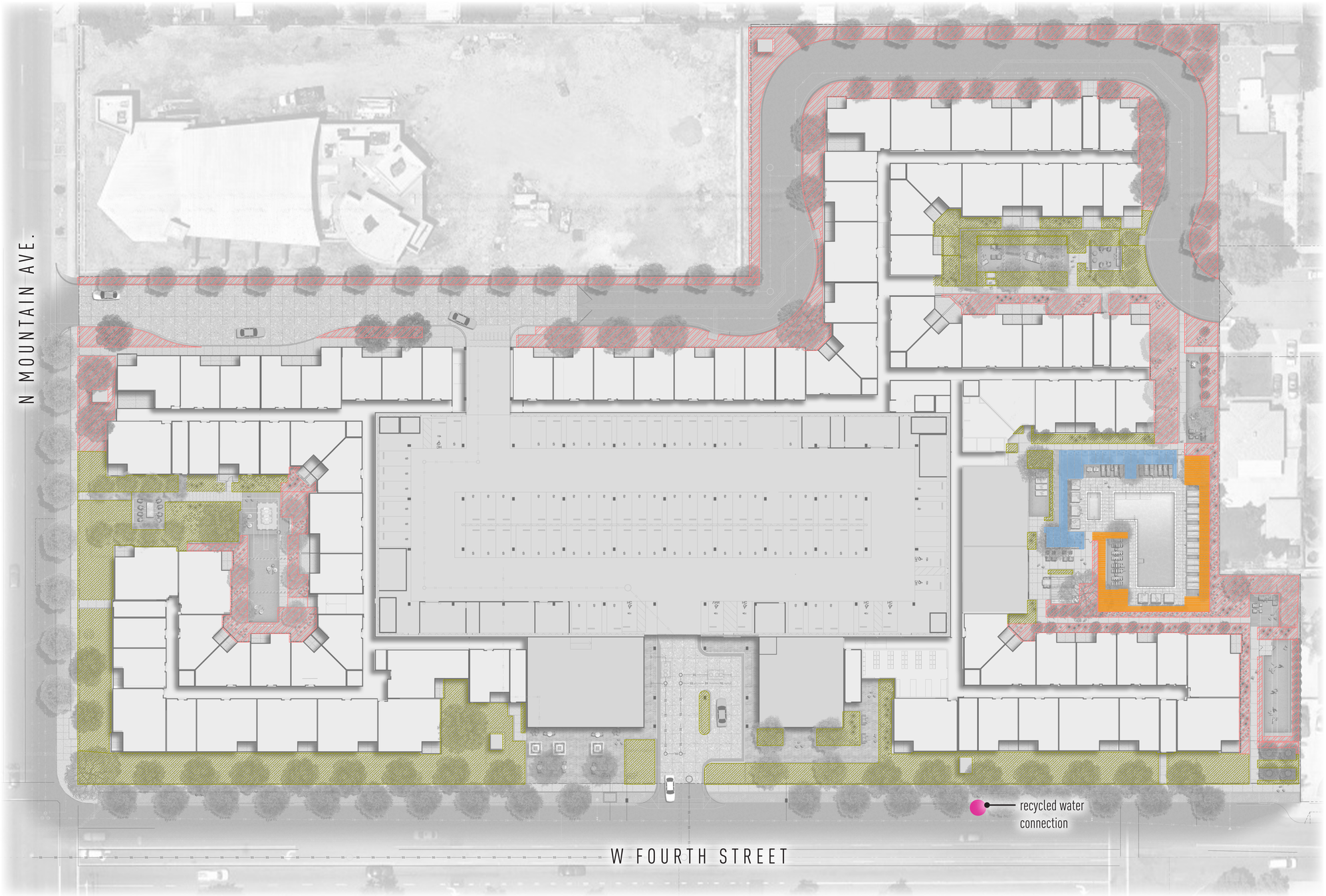
REVISED: OCTOBER 25, 2023

0' 15' 30' 60'

PLANTING PLAN

L.5



IRRIGATION HYDROZONES

		WATER TYPE
	HYDRO-ZONE 1 - NORTHEAST FACING (24,469 S.F.) IRRIGATION TECHNIQUE SUB SURFACE DRIP IRRIGATION	RECYCLED
	HYDRO-ZONE 2 - SOUTHWEST FACING (23,361 S.F.) IRRIGATION TECHNIQUE SUB SURFACE DRIP IRRIGATION	RECYCLED
	HYDRO-ZONE 1 - NORTHEAST FACING (1,379 S.F.) IRRIGATION TECHNIQUE SUB SURFACE DRIP IRRIGATION	POTABLE
	HYDRO-ZONE 2 - SOUTHWEST FACING (1,119 S.F.) IRRIGATION TECHNIQUE SUB SURFACE DRIP IRRIGATION	POTABLE

TOTAL LANDSCAPE AREA

TOTAL LANDSCAPE AREA: 50,266 S.F. TOTAL LANDSCAPE ACREAGE: 1.15 ACRES
SITE NET ACREAGE: 5.81 AC (253,083 S.F.)
TOTAL LANDSCAPE ACREAGE / TOTAL NET ACREAGE = 20% LANDSCAPE AREA

IRRIGATION CONCEPT STATEMENT:

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED with SIMILAR WATERING REQUIREMENTS.

DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

BACKFLOW PREVENTOR: BACKFLOW PREVENTOR SHALL BE A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTOR (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER SURVEYOR and SCREENED with LANDSCAPING from PUBLIC VIEW.

IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.

IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC with MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF and OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINES SHALL BE CLASS 200 PVC.
THE IRRIGATION DESIGN SHALL COMPLY with THE CRITERIA OF CITY OF ONTARIO WATER CONSERVATION POLICIES and REQUIREMENTS.

NOTE: LANDSCAPE AREAS WITHIN THE POOL FENCE SHALL BE IRRIGATED WITH A POTABLE SERVICE WITH BACKFLOW.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 49.34 ETAF for MAWA 0.55 (Residential)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)**	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)***
Regular Landscape Areas							
H1: Northeastern Sun Exposure Moderate Water Plants	0.350	drip	0.81	0.43	25,848	11,169	341,665
H2: Southwestern Sun Exposure Moderate Water Plants	0.50	drip	0.81	0.62	24,480	15,111	462,261
			0.81				
			0.81				
			0.81				
				Totals	50,328	26,280	803,926
Special Landscape Areas							
			1.00				
			1.00				
			1.00				
				Totals			
						ETWU Total	803,926
						Maximum Allowed Water Allowance (MAWA)***	846,256

*Hydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

**Irrigation Method
overhead spray or drip

**Irrigation Efficiency
0.75 for spray head
0.81 for drip

***ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

***MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA)]
where Eto is the reference evapotranspiration (inches per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAC Calculations

Regular Landscape Areas

Total ETAF x Area	26,280
Total Area	50,328
Average ETAF	0.52

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Watermarke - Ontario MWELO - Copy.xlsx printed 8/4/2023

NOTE: Compaction to be no greater than 85% in landscape areas. Slopes to be maximum 3:1. All finished grades at 1 ½" below finished surfaces.

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

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0' 15' 30' 60'

HYDROZONE PLAN

L.6

NOTE:
WALLS SHALL BE TREATED WITH GRAFFITI-PROOF COATING, AT THE FOLLOWING LOCATIONS: ADJACENT TO PUBLIC VIEW ALONG 4TH STREET AND MOUNTAIN AVENUE.

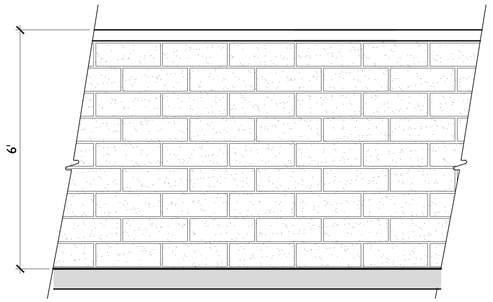
LEGEND

- EVA VEHICULAR GATE
- PEDESTRIAN GATE
- 42" HIGH TUBULAR STEEL DOG PARK FENCE
- 6FT. HIGH TUBULAR STEEL POOL ENCLOSURE
- 6FT. HIGH TUBULAR STEEL FENCE
- EXISTING MASONRY WALL (to be painted and receive vines at 15'o.c. project side only)
- 6FT. HIGH MASONRY WALL W DECORATIVE CAP (to be painted and receive vines at 15'o.c. project side only)

SW 7140 SNOWBERRY

WALL PAINT COLOR
to match architecture

TUBE STEEL COLOR
to match architecture



(A) MASONRY WALL WITH DECORATIVE CAP
6' HIGH

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

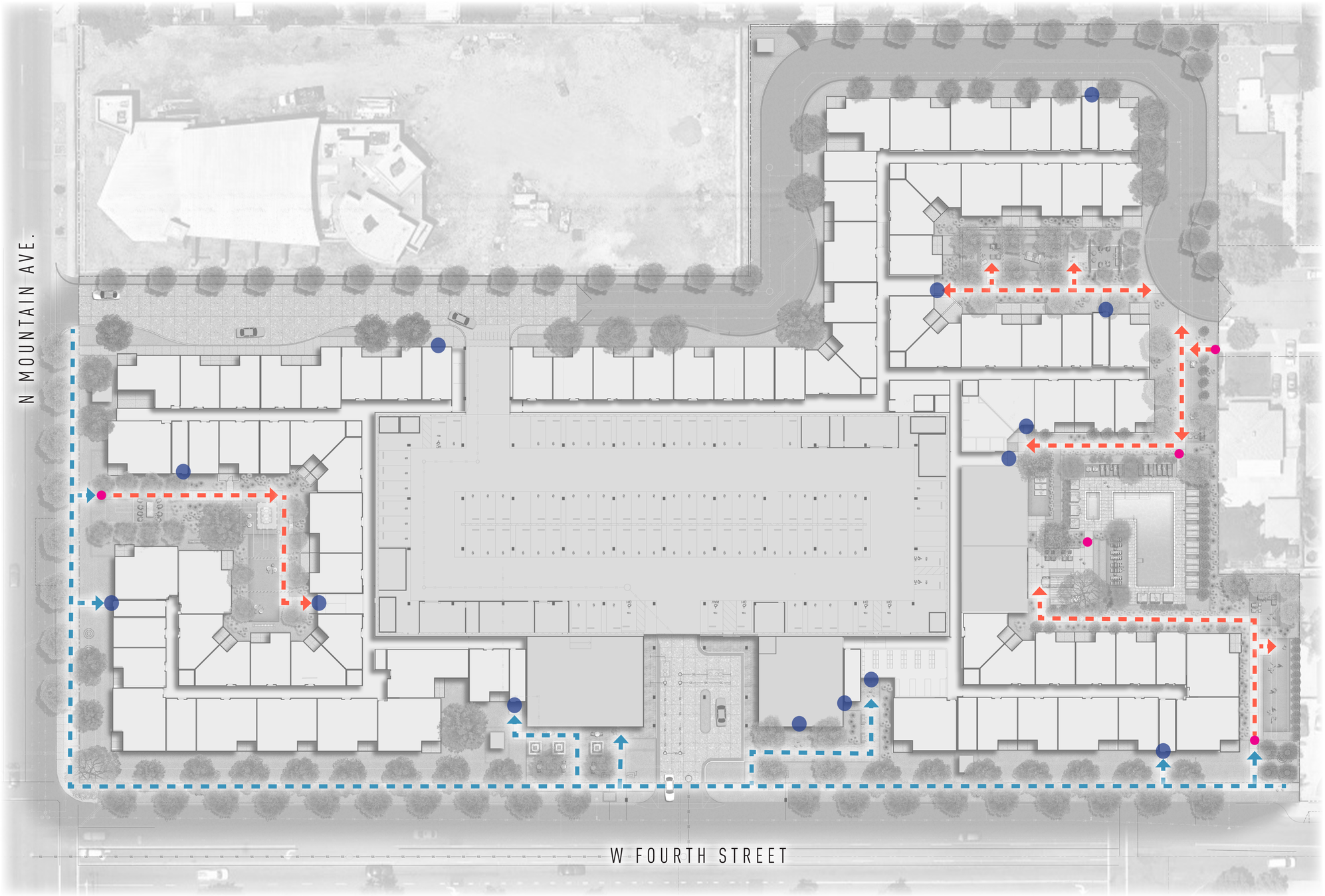
WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0' 15' 30' 60'

WALL AND FENCE PLAN

L.7



LEGEND

- PRIVATE WALKS
- PUBLIC WALKS
- RESIDENT ACCESS GATE
- BUILDING ENTRY

WATERMARKE ONTARIO

ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0’ 15’ 30’ 60’

CIRCULATION PLAN

L.8

EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	AT VEHICULAR DRIVE AND EVA
	THEME POLE LIGHT	COMMON AREA
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES. MINIMUM 12' ABOVE FINISH SURFACE
	WALL LIGHT	MOUNTED ON WALL
	PENDENT LIGHT	MOUNTED ON OVERHEAD TRELLIS
	SCONCE	BUILDING ENTRIES

* FOR REFERENCE ONLY *

LIGHTING CONCEPT

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE L.E.D. OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED. SHIELDS WILL BE USE TO DIRECT LIGHT DOWNWARD.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

GENERAL SITE LIGHTING NOTES

1 ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY.

2 CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.

3 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

4 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.

5 ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS.

PHOTOMETRICS TO BE PROVIDED BY ELECTRICAL ENGINEER CONSULTANT AS SEPARATE SUBMITTAL.

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0' 15' 30' 60'

LIGHTING PLAN

L.9

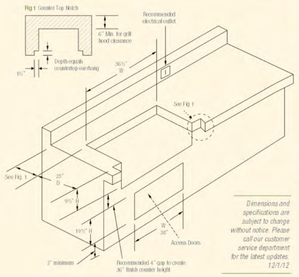
PGS Legacy Commercial Gas Grills

Featuring

- ONE HOUR GAS FLOW TIMER built into control panel
- Laser etched control panel for permanent Instructions
- 720 square Inch 304 Stainless cooking surface
- Side mounted heat indicator
- 260 square Inch Warming Rack available as option
- FULL 1 YEAR PARTS REPLACEMENT WARRANTY
- Dual walled hood
- Electronic ignition (AA battery powered)
- 75,000 btu total input (3 stainless 25,000 btu burners)
- Ceramic briquettes

Cutout Dimensions for Masonry Island

S36C	Pacifica Grill Head	36½" width 23" depth	9½" height
MDS39	Door Kit	38" width	19½" height



Dimensions and specifications are subject to change without notice. Please call our customer service department for the latest updates. 12/1/12

NOTE: Island must be vented to comply with all building and ANSI codes.
Grill head must be installed in a non combustible masonry/metal enclosure.

FREIGHT: FOB Irvine, CA 92606

ORDERING & LEAD TIME: Call AEI Corporation - (949) 474-3070 M-F 7 a.m. - 4 p.m. PST

SPECIFY: Natural Gas or Propane. If propane grill head is used, must be "system LP", or tank must be placed outside of island.

AEI Corporation
2641 Du Bridge Ave., Irvine CA 92606
949-474-3070 | www.aeicorporation.com

BBQ GRILL CUTSHEET
AEI / PGS LEGACY GAS GRILL

Palisade

landscapeforms

Product Data Sheet

Bench
- Bench ships fully assembled.
- The bench is only available backless.
- Bench is available in exterior or interior woods.
- Available in two lengths, the 72" and 96" bench.
- Freestanding or surface mounting available.

	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	19.5"	72"	16"	200 lb
	19.5"	96"	16"	250 lb

Finishes
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

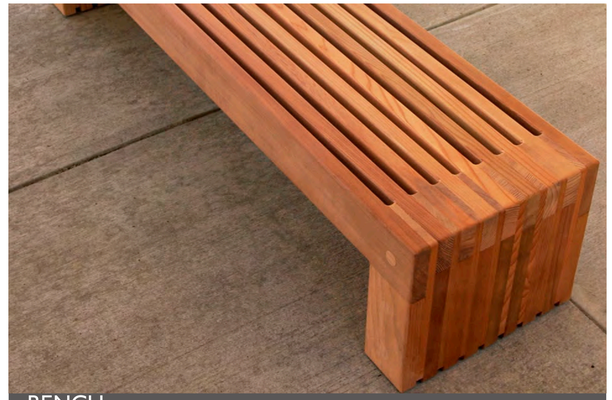
To Specify
- Select Palisade bench. Specify bench length. For wood, specify wood type. Select mounting style, freestanding or surface mount.

BENCH CUTSHEET
LANDSCAPE FORMS / PALISADE BENCH

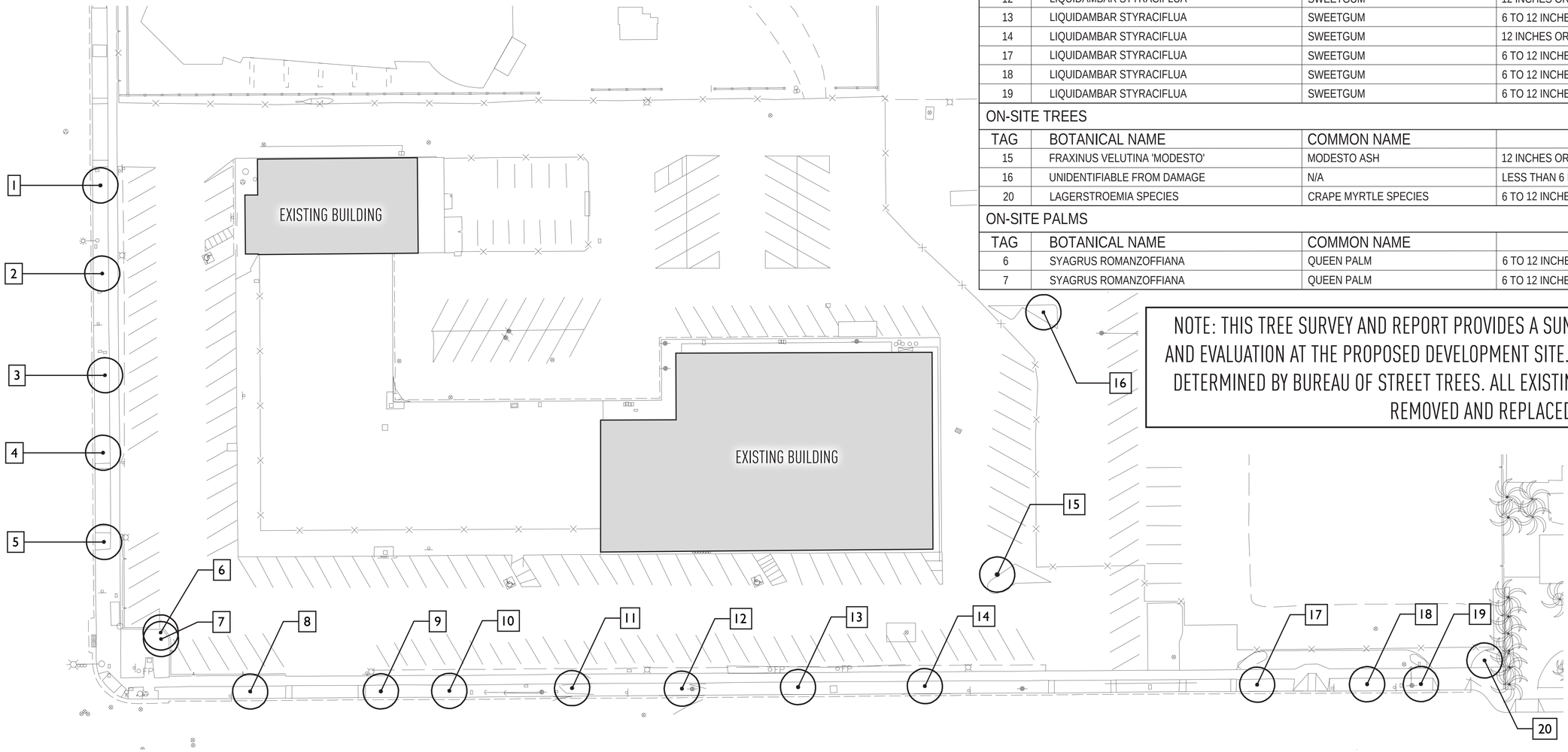
UMBRELLAS AT POOL DECK
TUUCI / OCEAN MASTER MAX CLASSIC CANTILEVER

CABANA AT POOL DECK
TUUCI / SOLANOX CABANA

LITTLE RECEPTACLES
MMCITE / CRYSTAL LITTER & DOG WASTE RECEPTACLE



BENCH
LANDSCAPE FORMS / PALISADE BENCH



EXISTING TREES				
TAG	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER	CONDITION
1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12 INCHES OR GREATER	GOOD
2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12 INCHES OR GREATER	GOOD
3	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	GOOD
4	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12 INCHES OR GREATER	GOOD
5	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	GOOD
8	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DEAD
9	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
10	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
11	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
12	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12 INCHES OR GREATER	DAMAGED FROM POWER LINES
13	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
14	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	12 INCHES OR GREATER	DAMAGED FROM POWER LINES
17	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
18	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DAMAGED FROM POWER LINES
19	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	6 TO 12 INCHES	DEAD
ON-SITE TREES				
TAG	BOTANICAL NAME	COMMON NAME		CONDITION
15	FRAXINUS VELUTINA 'MODESTO'	MODESTO ASH	12 INCHES OR GREATER	POOR
16	UNIDENTIFIABLE FROM DAMAGE	N/A	LESS THAN 6 INCHES	DAMAGED FROM POWER LINES
20	LAGERSTROEMIA SPECIES	CRAPE MYRTLE SPECIES	6 TO 12 INCHES	GOOD
ON-SITE PALMS				
TAG	BOTANICAL NAME	COMMON NAME		CONDITION
6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6 TO 12 INCHES	GOOD
7	SYAGRUS ROMANZOFFIANA	QUEEN PALM	6 TO 12 INCHES	GOOD

NOTE: THIS TREE SURVEY AND REPORT PROVIDES A SUMMARY OF THE TREE INVENTORY AND EVALUATION AT THE PROPOSED DEVELOPMENT SITE. STATUS OF STREET TREES TO BE DETERMINED BY BUREAU OF STREET TREES. ALL EXISTING TREES ARE PROPOSED TO BE REMOVED AND REPLACED.

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

0' 15' 30' 60'

TREE SURVEY

L.11

1

2

3

4

5

6-7

8

9

10

11

12

13

14

15

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17

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19

20

WATERMARKE ONTARIO
ONTARIO, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

WATERMARKE PROPERTIES, INC.

DISCRETIONARY PERMIT
JANUARY 27, 2023
REVISED: OCTOBER 25, 2023

EXISTING TREE IMAGERY

L.12

File No. PDEV22-042

Attachment B:
DTSC Report of Findings Approval

(Attachment to follow this page)

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

August 22, 2023

Jonny Schneider
Watermarke Properties
1370 Jet Stream Drive, Suite 100
Henderson, Nevada 89052
jonny@wpipm.com

FURTHER ACTION DETERMINATION AND APPROVAL OF REPORT OF FINDINGS FOR ONTARIO PLAZA, 1028 WEST 4TH STREET, ONTARIO, CALIFORNIA 91762 (SITE CODE: 402025-11 & DOCKET NO. HSA FY22/23-063)

Dear Jonny Schneider:

The Department of Toxic Substances Control (DTSC) has reviewed the *Draft Report of Findings* (Report), prepared by SCS Engineers, Inc. (SCS) and dated August 3, 2023, under the framework of the executed California Land Reuse and Revitalization Act Agreement (CLRRA) between DTSC and Watermarke Properties, Docket No. HSA FY 22/23-063 for Ontario Plaza, 1028 West 4th Street, Ontario, California 91762 (Site).

The Site is approximately 5.8-acres and has been used for commercial purposes since 1957. The Site is planned to be developed as a 360-unit mixed-use residential and commercial facility with a parking garage. Historical site investigations have identified volatile organic compounds (VOCs), primarily tetrachloroethene (PCE), in soil and soil vapor relating to a historical dry cleaner located in the central portion of the Site. DTSC issued a No Further Action letter for the Site in 2017, with a land use covenant restricting the central portion of the Site to commercial/industrial use. In October 2022, SCS conducted a soil and soil vapor investigation to assess then current Site conditions to determine suitability for proposed development of mixed-use multifamily housing and retail space.

This Report presents the results from additional soil and soil vapor sampling conducted in May 2023, under the framework of the *Site Assessment Plan* approved on May 11, 2023, to evaluate the potential for off-site migration of VOCs in soil vapor and organochlorine pesticides (OCP) in shallow soil. VOCs, Title 22 metals, and total petroleum hydrocarbons were not found in soil above DTSC screening levels during this

investigation. In soil sample SCS22-0.5' dieldrin was found at a concentration of 280 µg/kg and all other organochlorine pesticides detections were below the health risk-based screening levels. PCE, toluene, carbon disulfide, chloroform, F11, F12, and bromodichloromethane were detected in soil vapor with PCE being the primary health risk driver.

DTSC has determined that current or past hazardous material management practices have resulted in the release or threatened release of hazardous substances which may pose a threat to public health or the environment. Therefore, DTSC concurs with the conclusion that further action is required and hereby approves the Report. Further action should include the submittal of a Response Plan that will be developed in accordance with a pre-submittal scoping meeting that will be scheduled shortly.

If you have any questions, please contact me at maryam.tasnif-abbasi@dtsc.ca.gov , or you may contact the project manager, Anthony Rosas at anthony.rosas@dtsc.ca.gov.

Sincerely,

Maryam Tasnif-Abbasi
Unit Chief
Site Mitigation and Restoration Program

Peer reviewed by:
Ms. Rana Georges
Sr. Environmental Scientist (Specialist)

cc: Keith Etchells, P.G., CHg
Project Manager
SCS Engineers
KEtchells@scsengineers.com

Anthony Rosas
Project Manager
Site Mitigation and Restoration Program
Anthony.Rosas@dtsc.ca.gov

Tri Nguyen, P.G.
Engineering Geologist
Geological Services Branch
Tri.Nguyen@dtsc.ca.gov

Efrem A.H. Neuwirth, Ph.D., DABT

Staff Toxicologist
Human and Ecological Risk Office
Efrem.Neuwirth@dtsc.ca.gov

Ben Stanphill, P.E.
Sr. Hazardous Substance Engineer
ESPO/Cypress
Benjamin.Stanphill@dtsc.ca.gov

Thomas Grahn
Senior Planner
City of Ontario Planning Department
Tgrahn@ontarioca.gov

Mona Behrooz, Ph.D., P.E.
Supervisor- Site Cleanup Program
Santa Ana Regional Water Quality Control Board
Mehrnoosh.Behrooz@waterboards.ca.gov

File No. PDEV22-042

Attachment C:
Correspondence

(Attachment to follow this page)

Ontario Planning Department

Ontario City Council

Reference Development of residential project at Mountain Ave and 4th St file No. PDEV22-042

Upon review of the Environmental Impact Report on Jan 19 at Ontario City Hall I find it to gloss over many environmental impact issues.

-page 198 of 1798 indicating no impacts on traffic

-the addition of 643 parking spaces for residences would drastically increase traffic flow on Mountain Ave going north which is presently overly congested now. Additionally, entrances to this project from Mountain and or 4th St would create additional potential for auto accidents created by left hand turns into project. Also the traffic light at Mountain and 4th will create additional backups due to the impact of 643 autos per day

-page 121 of 1798 indicating no impact on air quality

-per DTSC there will be a need to clean up hazardous VOCs in the soil and disturbing the earth will spew this hazardous waste into the air where the typically easterly blowing winds will blow it to residences adjacent to site particularly W Harvard PL.

-addition of 643 parking spaces will drastically increase air pollution in the surrounding neighborhoods.

-page 131 odors from project

-as this project is surrounded by homes the impact of odors will indeed affect a substantial number of people

-page 182 traffic noise levels

- The addition of 643 cars on surrounding streets would indeed create additional traffic noise and the report does not reference noise levels on W Harvard Place just east of the project or Princeton Ave just north of the project.

-page 182 construction activity 7 am t0 6PM

-doesn't the city have an ordinance that does not allow noise generation from equipment before 8 am

As residents of the surrounding area of this project we would like to have these issues addressed at the City Council meeting on Jan 23 2024 as this proposed project is on the agenda.

Mark Terzano 944 W Harvard Pl Ontario CA.

Ontario Planning Commission January 24 2024

Ontario City Hall

Follow up to “Reference Development of residential project at Mountain Ave and 4th St file No. PDEV22-042” on file with the Ontario Planning Department and Ontario City Council presented by Mark Terzano residing at 944 W Harvard PL Ontario.

-in previous meetings with the Ontario Planning Commission and City Council it has been agreed that the barrier at the west end of West Harvard PL bordering the project will be replaced by a locked emergency access only gate. It is imperative the existing barrier or locked gate for emergency access is in place throughout construction so there is no access to the construction site by construction vehicles or personal. This is in the interest of the health and welfare of the residents on West Harvard PL as the pollution, noise, traffic, and parking that would result on West Harvard Pl would endanger the health and safety of the residents and children.

-page 120 0f 1798 indicates mitigation “to require fugitive dust control measures that exceed SCAQMD’s Rule 403.

-“applying water every four hours to active soil disturbing activities” Who will monitor this to insure it’s compliance? This needs to also include undisturbed soil that can be blown as dust in an easterly direction. Could City of Ontario water restrictions affect this operation in the future?

RESOLUTION NO. PC24-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PUD22-006 AND PDEV22-042.

WHEREAS, JAT LAND DEVELOPMENT LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of the Watermarke Ontario Planned Unit Development, File No. PUD22-006, establishing the development standards and design guidelines for the 5.81-acre Project site, in conjunction with a Development Plan, File No. PDEV22-042, to construct 357 apartment units and 3,800 square feet of commercial space on the Project site, on land located at the northeast corner of Mountain Avenue and Fourth Street, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified on August 16, 2022, (hereinafter referred to as "Certified SEIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified SEIR (hereinafter referred to as "SEIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the SEIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified SEIR, and that the Certified SEIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified SEIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the recommending authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the SEIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the SEIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and is available for inspection by any interested person at that location and is, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this Project were reviewed in conjunction with an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002; and

(2) The SEIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of Project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The SEIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified SEIR that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified SEIR was prepared, that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified SEIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified SEIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified SEIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified SEIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 4: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby recommends the City Council finds that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified SEIR, and does hereby approve the SEIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of February 2024, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Nancy DeDiemar
Planning Commission Chairperson

ATTEST:

Henry K. Noh
Planning Director and Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC24-003, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 27, 2024, by the following roll call vote, to wit:

AYES: Anderson, DeDiemar, Del Turco, Gage, Lampkin, Ricci

NOES: None

ABSENT: Dean

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

Addendum to TOP 2050
Supplemental Environmental Impact Report

(Addendum to follow this page)

Addendum
to the Ontario Plan 2050 SEIR for the Watermarke Planned Unit Development Project

(SCH No. 2021070364)

Prepared for:

City of Ontario
303 East "B" Street
Ontario, California 91764

Prepared By:

Kimley-Horn and Associates
3801 University Avenue, Suite 300
Riverside, California 92501

December 2023

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1.0 INTRODUCTION

1.1 PURPOSE

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.); the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City. The City is the lead agency under the CEQA.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a subsequent Environmental Impact Report (SEIR) or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Ontario Plan 2050 (TOP 2050), is an updated to the City's General Plan, The Ontario Plan, used to guide the City's development and conservation for the next 30 years through 2050. This Addendum to TOP 2050, with the inclusion of the Project, describes how the potential environmental effects of the proposed Project are appropriately and adequately addressed in the Supplemental Environmental Impact Report (SEIR) for the TOP 2050, approved in August 2022 (Approved SEIR). The Approved SEIR adopted in

August 2022, addressed the environmental effects associated with implementation of the updated to The Ontario Plan. The focus of the analysis is the adequacy of the previously Approved SEIR, relative to the Project in its current environmental context.

1.2 INTENDED USE OF THIS ADDENDUM, PROJECT DISCRETIONARY ACTIONS

This Addendum will serve as the City of Ontario's (City's) environmental review of the Watermarke Ontario Planned Unit Development (PUD) Project (Project) as required under CEQA. The City may also employ this Addendum in any subsequent review or consideration of the individual development proposals within the Project area.

Discretionary actions, permit and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

CEQA Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed." Requested decisions, or discretionary actions, necessary to realize the Project include the following:

- Certification of this Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (Approved SEIR) adopted in August 2022;
- Adoption of the -Watermarke Ontario Mixed Use Development Plan (File no. PDEV22-042);
- Approval of Infrastructure Improvement Plan, including but not limited to: roads, sewer, water, and stormwater management systems;
- Approval of Planned Unit Development (File No. PUD22-006).

CEQA Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Based on the current Project design concept, in addition to City permits and approvals, anticipated permits necessary to realize the proposal will likely include, but are not limited to the following:

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;
- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

1.3 PROJECT BACKGROUND

This Addendum to the Approved SEIR has been prepared in response to the application of the Project which will establish development standards for the existing zoning district designations and zoning standards that apply to the Project site. The Project is located in the northwestern portion of the City, within the County of San Bernardino (County).

The Ontario Plan (TOP 2050) was adopted in 2022. The TOP 2050 is intended to guide the City's development and conservation for the next 30 years through 2050. TOP 2050 describes the community's direction at a point in time (2009) and integrates it into a single guidance system that would shape Ontario 20 years or more into the future with a horizon year of 2050. TOP 2050 is the City's policy and implementation framework that guides the long-term growth and improvement of the Ontario community through six interrelated components of city governance:

A **Vision** that provides a sense of purpose and mission for city governance and sets the tone for the other components of TOP. The Vision's central theme is a sustained, community-wide prosperity that continuously adds value and yields benefits.

A **Governance Manual** that establishes a set of goals and policies to promote consistent City leadership based on the principles of regional leadership, transparency, long-term value, accountability, and inclusivity.

A **Policy Plan** that serves as the City's legally required general plan and that states long-term goals, principles, and policies to achieve Ontario's Vision. This component acts as the direct guide for continued growth and development within the City and fully defines each aspect of life within the City. The policy plan addresses each aspect of life within the City through nine elements:

- Land Use
- Housing
- Parks and Recreation
- Environmental Resources
- Community Economics
- Safety
- Mobility
- Community Design
- Social Resources

A list of **City Council Priorities** that shape the City's ongoing annual budgeting process, with a focus on a variety of short- and long-term goals and objectives.

An **Implementation Plan** that identifies the actions needed to carry out TOP's policies. This includes initiatives by the City such as establishing consistent land use zoning and creating objective development and design standards, as well as decisions on public and private development projects, and City activity programs.

A **Tracking and Feedback** system that charts the City's progress toward achieving the Policy Plan goals, providing data and analysis that enables decision makers to make strategic course corrections in response to changing circumstances and monitor ongoing operational effectiveness.

The Project is located within the Mixed-Use Neighborhood Activity Hubs (MU-NH) land use designation. The TOP 2050 contains goals and policies which apply to the MU-NH land use designations. The MU-NH land use designation is intended to allow for the development of low-rise mixtures of retail and residential uses that could serve the surrounding residents. The Project area is currently zoned as Mountain/Fourth Mixed Use (MU-8b) Zoning District. A MU-8b zone accommodates commercial uses at a maximum density of 1.0 Floor Area Ratio (FAR) and residential uses of 20 to 75 dwelling units per acre (du/ac). Additionally,

the TOP 2050 Figure LU-03 estimates that future buildout for the MU-NH land use area specific to Mountain and Fourth would include the development of up to 251 residential units, and 75,008 square feet of nonresidential uses.[1] As previously stated, the Project allow for the development of 357 residential units and 3,800 sq ft of nonresidential uses. Although the Project would exceed the estimated residential buildout of the Approved SEIR for the Mountain/Fourth Mixed Use (MU-8b) Zoning District by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft. Additionally, the Project would remain consistent with the development density standards of MU-NH land use areas.[2]

The Project is designed to achieve the purpose of this land use designation and complies with all applicable goals and policies. The Project would function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development within the Project site.

The Ontario Plan (TOP) 2050 SEIR[3]

TOP 2050 focuses on technical updates to the Policy Plan to comply with state housing mandates and conform with new state laws related to community health, environmental justice, climate adaptation, resiliency, and mobility. The majority of updates created through TOP 2050 is located throughout the nine broad categories of the existing structure of the Policy Plan including, the land use element, housing element, parks and recreation element, environmental resources element, community economics element, safety element, mobility element, community design element, and social resources element. Furthermore, the land use designations for TOP 2050 are the same as the TOP 2010 Certified EIR.

TOP 2050 would increase population, dwelling units, and nonresidential buildings but would result in a small decrease in employment. The decrease in employment at buildout is largely because of automation in the industrial sector, with large warehousing and logistics buildings expected to create fewer new jobs through 2050 than a similarly sized industrial building was expected to create at the time of TOP 2010. TOP 2050 land use changes are intended to improve growth areas by encouraging the use of alternative forms of transportation and promoting healthier communities through land use planning that encourages walking and biking, promotes vibrant communities, puts residents in proximity to resources (i.e., jobs, grocery stores, retail), and aligns growth with planned infrastructure improvements and regional transportation goals.

1.4 DOCUMENT ORGANIZATION

This Addendum is presented in four (4) sections, as follows:

- **Section 1.0**, "Introduction," provides an overview of the Project, its context, and environmental documentation applicable to the proposed development. An Environmental Impact Analysis summary from TOP 2050 is included in this section, and mitigation measures applicable to the Project are identified. No new or substantially modified mitigation measures are required.

[1] City of Ontario. 2022. City of Ontario Policy Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

[2] City of Ontario. 2022. City of Ontario Polic y Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

[3] The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Page 3-13 through 3-23

- **Section 2.0**, "Description of Proposed Project," presents the Project in greater detail, and describes its relationship to existing and anticipated location.
- **Section 3.0,** "Environmental Analysis," assesses potential environmental impacts of the Project. The analysis considers potential effects of the Project for all environmental topics addressed in Approved EIR.
- **Section 4.0,** "Determination," presents the determination regarding the appropriate environmental document for the Project.

2.0 DESCRIPTION OF PROPOSED PROJECT

2.1 PROJECT SETTING AND LOCATION

The Project site is located in the City, within the County of San Bernardino. The Project area occupies 5.81 acres of the northeast corner of Mountain Avenue and Fourth Street and includes four parcels (APNs 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03); refer to **Figure 1: Regional Vicinity and Figure 2: Local Vicinity,** which provides an aerial view of the Project site and surrounding land uses. Regional access to the Project area is provided by Interstate 10 (I-10) approximately 0.6 miles north of the Project site, and State Route 83 (SR- 83) approximately 0.9 miles east of the Project site.

OmniTrans Transit Agency provides local transit service throughout San Bernardino County, including Ontario. OmniTrans provides countywide bus service and currently has five bus routes in the City that provide connections between rail stations, Ontario International Airport, major employment and shopping centers, and residential areas. Additionally, commuter train service in the City is provided by Metrolink, the Riverside County Line runs between Los Angeles Union Station and downtown Riverside, passing through the City. There is one Metrolink station in the City, located approximately 5.6 miles southeast of the Project site off of Haven Avenue on Francis Street.

The Project site is currently disturbed and developed with commercial and governmental uses. The southern portion of the Project site contains a strip mall structure occupied by commercial businesses, and the northwestern portion of the Project site contains a United States Post Office Building. The Post Office Building is in active use as of September 2023. The remainder of the Project site is paved with portions painted with parking stalls. Vegetation is present within the landscaped portions of the Project perimeter along Mountain Avenue and Fourth Street. Additionally, two trees are present within planters in the eastern portion of the Project site away from West Fourth Street.

An existing church and single-family residences are located immediately north of the Project site, and single-family residences are located immediately east of the Project site. Additional commercial uses are located west and south of the Project site.

The surrounding land use designations include:

North: Low Density Residential

South: Neighborhood Commercial

East: Neighborhood Commercial

West: Low Density Residential

2.2 PROJECT SITE GENERAL PLAN AND ZONING

The Project site's General Plan land use and zoning designations are as follows:

- General Plan Land Use: Mixed Use – Neighborhood Activity Hubs (MU-NH)
- Zoning: Mountain/Fourth Mixed Use (MU-8b)

This land use designation permits the Project to develop multifamily residential units as well as multiple retail and neighborhood commercial uses.

2.3 PROJECT DESCRIPTION

2.3.1 Proposed Planned Unit Development

Chapter 4 of the City Development Code §4.01.030 "Planned Unit Developments (PUD) and Amendments" establishes the regulations and procedures for the approval of a PUD with the following intent:

A. Purpose

2. The PUD is intended to:

    a. Secure a fuller realization of the Policy Plan component of The Ontario Plan than would result from the strict application of present zoning district regulations;

    b. Promote high standards in urban design;

    c. Encourage the development of exceptionally high quality, mixed-use, high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and

    d. Ensure harmonious relationships with surrounding land uses.

The PUD would follow closely to the existing City Development Code standards and provisions and would also provide additional standards and guidelines that only apply to the Project site.

Proposed Development Regulations

The purpose of these standards is to encourage a high-quality residential development. These standards establish flexible guidelines to encourage such development, ensure that it is of a minimum standard of appearance, and compatible with the neighborhoods. However, the Project would also comply with TOP 2050 land use designations. The specific objectives are:

- Allow flexibility in lot size and configuration, and facilitate residential development within acceptable densities;
- Provide clear development standards that promote compatibility between new and existing development; and
- Encourage efficient land use by facilitating compact, motorcourt style single-family units.

Table 1: Summarized Development Standards summarizes the development standards present within the entire Project PUD. These development standards are based on those found in the City Development Code. In the event of discrepancies between the development standards presented in the Project PUD and those in the City Development Code, this document will act as the primary regulatory document.

Table 1: Summarized Development Standards

Definition	City Requirement	Project Standard
Maximum Residential Density	20 – 75 du/ac	61.5 du/ac
Maximum Nonresidential Density	1.0 FAR	0.02 FAR
Maximum Building Height	Up to 5 Stories	Maximum building height of 65 feet or 5 stories
Minimum Residential Parking Ratio	1.2 spaces per bedroom	1.4 spaces per bedroom
Minimum Retail Parking Ratio	1 space per 250 sq ft (16 required)	16 spaces provided
Minimum Bicycle Parking Ratio	1 per 30 residential parking spaces 5% of retail spaces (2 minimum) Total 22 racks required	22 racks provided
Minimum Landscaping	The entirety of the project site (excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view)	Same as City Requirement

Notes:
du = dwelling unit
ac = acre
FAR = Floor Area Ratio
sf = square feet

2.3.2 Proposed Development

The Project would develop 357 multifamily residential units along with 3,800 square feet (sq ft) of retail uses on an approximately 5.8-acre site. The Project would include the following open space areas: three courtyards, one pocket park, intimate seating areas, a lounge deck, and retail frontage. The West Courtyard would function as a communal outdoor dining space for residents and would include a built-in barbecue grill structure and a large communal dining table. The Pool Courtyard would provide a private pool for residents to use. The Hangout Courtyard would provide a recreational setting for the Project residents. The Pocket Park would provide a small open space for Project residents to use. The Fourth Level Lounge would include a lounge and dining area for residents. The retail frontage would include the development of an outdoor seating area with café tables and umbrellas.

The Project would consist of a four-story wrap style building circling a six-level centralized parking structure. The Project's 357 proposed residential units would consist of 50 studio units, 202 one-bedroom units, and 105 two-bedroom units (refer to **Figure 3: Ground Level Floor Plan** through **Figure 9: Basement Level Floor Plan** for a diagram of each floor level**;** and **Figure 10: North Elevation** through **Figure 13: West Elevation** for a diagram of each elevation). In addition, the Project would include a total of 659 parking spaces, 643 of the spaces would be parking designated for the residential units, and 16 parking spaces would be for retail use. The Project would also include 22 racks for resident and retail bicycle parking on the basement and second level of the central parking structure. The 22 bicycle parking racks would be provided based on a ratio of 1 bicycle rack per 30 parking stalls; each bicycle rack provides parking for 8 to 12 bicycles. California Green Building Standards Code (CALGreen), Title 24, Part 11, Section A4.106.9.2 requires that multifamily buildings provide bicycle spaces at a rate of one space per two dwelling units.

This would require approximately 179 bicycle spaces for the 357-unit Project. CALGreen Title 24, Part 11, Section 5.106.4.1.1 requires the placement of bicycle parking nearby nonresidential uses at a rate of 5 percent of provided nonresidential parking spaces, with a minimum of one 2-space bicycle rack. The Project would therefore provide 2 bicycle parking spaces based on the 16 nonresidential parking spaces provided.

Based on a conservative estimate of eight spaces per bicycle rack, the 22 bicycle Project would provide 176 total bicycle spaces. However, eight-space bicycle racks are the lowest capacity bicycle racks proposed for the Project. The majority of Bicycle racks have a 10-bicycle capacity and would therefore provide for two additional bicycle spaces per rack. One 12-space bicycle parking rack would be provided on the second story of the central parking structure to accommodate the two retail spaces required for the Project.

2.3.3 Project Design

The Project would consist of one large multifamily building with integrated retail and parking uses. The Project would be developed as a wrapped style development with one central multilevel parking structure surrounded on all sides by residential units, retail uses, and amenities. The Project would include amenity spaces, courtyards, and additional pedestrian accessways. The main side would be oriented toward Fourth Street. The rear entry of the Project building, adjacent to Mountain Avenue, would be a secondary elevation/frontage. Residential units would have their entryways oriented toward the inside of the building with balconies and windows facing the exterior. Pathways to each residential unit would connect with separate pedestrian pathways that lead to external portions of the building. As discussed above, the Project would include the following open space areas: three courtyards, one pocket park, intimate seating areas, a lounge deck, and retail frontage.

The Project would have a maximum building height of 63 feet. The Project's building would include a break in design between the first floor and the remaining floors to create a separation between the commercial uses on the ground floor and the residential uses in second, third, and fourth floors. The Project would be designed in a contemporary modern style with geometric symmetry between features and units and a mixture of colors, and materials such as: stone veneer finish, cement board tiles, decorative metal panel railing, metal picket railing, plaster finish, storefront, wood-like siding accent, and vinyl windows.

2.3.4 Sustainability

The Project site would utilize a mix of Water Use Classification of Landscape Species (WUCOLS) plants throughout the Project site. Throughout the Project site 40 percent of trees would be classified by WUCOLS as low water use, and 60percent of trees would be classified by WUCOLS as moderate water use. Additionally, 25 percent of trees used throughout the Project area would be a California native species. The Project would also utilize recycled water resources for nonpotable and irrigation uses, further reducing potable water demand on the Project site.

In addition, shrubs used throughout the Project site would be mainly low water use species. The Project site would also use a drip irrigation system with recycled water to water landscaping. The Project would also incorporate energy efficient measures such as LED or metal halide lighting. The Project would also comply with the California Energy Commission (CEC) Building Energy Efficiency Standards, which

encourage efficient electric heat pumps, establishes electric-ready requirements for new efficient electric heat pumps, expands solar photovoltaic and battery storage standards for residential development.[4]
Project Access

Regional access to the Project area would be facilitated through Interstate 10 (I-10) approximately 0.6 miles north of the Project site, and State Route 83 (SR- 83) approximately 0.9 miles east of the Project site.

Local

Local access to the Project site is provided via two entry driveways along Fourth Street and Mountain Avenue. The main entryway to the Project connects to Fourth Street via a 28.5-ft wide driveway that would continue into a 26-ft wide gated entry to the central parking garage. A 20-ft wide guest drop-off lane is attached to the main entryway. The main entry to the parking garage and the guest drop-off lane will be separated by a 6-ft wide landscape island. The secondary entryway would connect to Mountain Avenue via a 24-ft wide driveway leading to the central parking structure and continuing east and transitioning into an Emergency Vehicle Access (EVA) lane. Additionally, the Project is served by OmniTrans and Metrolink. The closest OmniTrans bus route to the Project site is Route 83. There is a bus stop for this route at Euclid Avenue and Fourth Street approximately 0.96 mile to the east of the Project site. There is one Metrolink station in the City, located 5.6 miles to the southeast of the Project site off of Haven Avenue on Francis Street, this station is served by OmniTrans Bus Route 81.

Additionally, a new circulation network would be created as part of the Project and would include a two-lane gated entry along Fourth Street to the south of the Project area. A secondary driveway would connect to Mountain Avenue and continue east to the rear entrance of the central parking structure. The driveway would become the EVA lane once past the northern parking structure entrance and would continue east, terminating at Harvard Place.

Internal roadways would also include a network of ramps within the central wrapped parking structure to allow access to each parking level. Each ramp would allow for a bidirectional flow of traffic. The first and sixth level of the parking structure would include a turnaround space for vehicles to change direction to continue upwards or downwards the ramp. The Project would provide a total of 659 parking spaces within the central parking structure, with 16 of these spaces reserved for retail parking. The retail parking would be located on the ground floor of the six-story parking structure with the remaining spaces utilized for residential parking. Retail bicycle spaces would be located on the second floor of the central parking structure, with residential bicycle parking available on the second floor and basement level of the central parking structure.

Pedestrian Access

Pedestrian access to the Project site would connect to existing pedestrian sidewalks along Fourth Street and Mountain Avenue. The Project site would also include a Leasing Office and retail stores on the ground floor that are accessible from the Fourth Street parking structure entrance.

[4] California Energy Commission. 2023. 2022 Building Energy Efficiency Standards. Retrieved from: https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency. (Accessed September 2023).

Internal pedestrian circulation would include outdoor pathways between buildings, and internal hallways residential units, and the parking structure. Residents will be able to access all Project areas, including amenity areas, through ground level walking paths and paved sidewalks. Pathways within the Project site which are adjacent to amenities and open space areas would be created with various materials, including stone, concrete, and wood paneling. Vehicular traffic will be limited to the central parking structure, its entryways, and external roadways.

2.3.5 Infrastructure and Utilities

Utility Infrastructure improvements within the Project area include the placement of underground water, sanitary sewer, and stormwater facilities.

The Project includes the placement of one domestic water meter, one domestic water master meter, and one domestic water backflow in the southern portion of the Project site. One underground retarding basin and one underground infiltration chamber will be placed on the western and southwestern portions of the Project site, respectively. A dry well will be placed in the southeastern portion of the site and will connect to the proposed onsite storm drain system. The Project includes a new recycled water meter connection along the southern portion of the site which would connect to the existing recycled water main below Fourth Street. The Project also proposes a new fire water line connection to the existing domestic water line beneath Mountain Avenue via a double check detector assembly (DCDA).

Sewer infrastructure proposed for the Project site will run along the secondary northern driveway and continue along the EVA lane before terminating at a sewer lateral on the northwester portion of the EVA lane. An additional sewer line will branch from the northern line at the secondary entrance of the central parking structure and cross the site from north to south, connecting to a proposed line below Fourth Street. The Project proposed public sewer main below Fourth Street connecting to an existing sewer main below the intersection of Mountain Avenue and Fourth Street. Multiple sewer lateral connections will be made to the existing sewer main within the sanitary sewer easement adjacent to the eastern border of the Project site.

New storm drainage lines will connect to existing storm drain facilities below Mountain Avenue. The Project storm drain lines will run along the inner perimeter of the Project area. An underground infiltration chamber will be placed below the southwestern corner of the Project site. Additionally, an underground retarding basin will be placed below Courtyard 3. A modular wetland, a pump, and a flow control structure will be placed along the southeastern portion of the Project area.

Water, sewer, telecommunication, and electricity utility lines would be buried underneath roadways to not only shield them from public view, but also to ensure their protection from hazards such as precipitous weather and rodents. Each utility would be buried at varying depths to create a separated, identifiable system.

2.3.6 Open Space and Amenities

The Project would include the development of three courtyards on the ground level, one pocket park, intimate seating areas, a lounge deck, and a fourth story outdoor lounge facing the corner of Mountain Avenue and Fourth Street. The West Courtyard would function as a communal outdoor dining space for

residents, and would include a built-in barbecue grill structure and a large communal dining table. The West Courtyard would also include an attached yard that would provide multipurpose uses with lounge seating and an open lawn area.

The Pool Courtyard would provide a private pool and spa for residents. The area surrounding the pool and spa would include lounge chairs, chaise lounges, and pool chairs. Additional amenities within the Pool Courtyard would include an outdoor fitness area directly outside the indoor fitness room, and shaded dining areas. The Pool Courtyard includes an adjacent seating area for residents along internal pathways leading from the pool area to Fourth Street.

The third courtyard, the Hangout Courtyard would allow for recreational activity within a multi-activity game lawn.

The Pocket Park would be adjacent to the eastern boundary of the Project area, on the ground floor, and would provide small open spaces for residents to access. The Fourth Level Lounge would be located in the southwest corner of the Project building's fourth level and would include a lounge and dining area for residents. This lounge area would include larger and smaller group seating areas, a built-in barbecue for meal preparation, and a large banquet style island table. The outer perimeter of the lounge would be landscaped to provide a more natural aesthetic and create a sense of privacy within the lounge area. The Project courtyards and pocket park would provide approximately 28,000 square feet of community open space to allow for passive and active types of recreation, along with Project site landscaping amenities for future residents and their guests.

Landscaping

Landscaping within and along the perimeter of the Project site would consist of ornamental trees, shrubs, and fruiting and edible plant species. The Project would utilize native trees and non-native trees throughout its landscaped areas. In addition to these trees, a mixture of large and medium shrubs would be utilized throughout the Project site.

2.3.7 Lighting and Signage

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs for the Project site would be designed in accordance with the criteria set forth in Ontario's Development Code. Exterior lighting fixtures would be decorative and reinforce the architectural style of the Project site building. Additionally, outdoor lighting within the Project area would consist of warm color temperatures except for security or emergency lighting in order to remain unobtrusive to surrounding residential developments and internal residential developments. On-site lighting would be directed away and shielded from adjacent streets and adjacent properties. Exterior lighting on the Project side would be indirect, placed under eaves and canopies, or ground level within landscaped areas. Light within Project site communal areas would be warm colored and unobtrusive. Light sources for the Project would be LED or metal halide.

Additionally, all signs for the Project would be subject to the requirements of the City Development Code Chapter 8.0 Sign Regulations.[5]

2.3.8 Site Excavation and Grading Activities

Construction of the Project would require 5,147 cubic yards (cy) of cut soil and 12,200 cy of fill soil. As such, the Project is anticipated to import approximately 7,063 cy of soil; refer to **Figure 14: Conceptual Grading Plan East** and **Figure 15: Conceptual Grading Plan West**.

2.3.9 Construction Schedule

Construction is anticipated to begin in June 2024 and is anticipated to require 2.5 years (30 months), concluding in December 2026 (est.).

2.3.10 Project Approvals

The City is the Lead Agency as set forth in CEQA Statute Section 21067 and is responsible for reviewing and approving the Addendum to TOP 2050 with the addition of the Project. In addition to the Addendum, the City will consider the following discretionary approvals for the Project:

Development Plan (PDEV22-042): Approval of the proposed modifications to the site and building improvements including the proposed site plan and architectural designs for the development of 357 residential multi-family units, and up to 3,800 sq ft of retail uses.

Planned Unit Development (PUD22-006): Approval of the PUD would allow the Project PUD to serve as the underlying standards and requirements and contain design and development standards, provisions, procedures, and permitted uses for the Project.

[5] City of Ontario. 2020. Ontario Development Code – Chapter 8.0 Sign Regulations. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/Development%20Code/Development%20Code%202021%20Updates/Chapter%208.0%20-%20Sign%20Regulations_Rev%2012-01-2020.pdf. (Accessed September 2023).

Source: ArcGIS Pro World Street Map

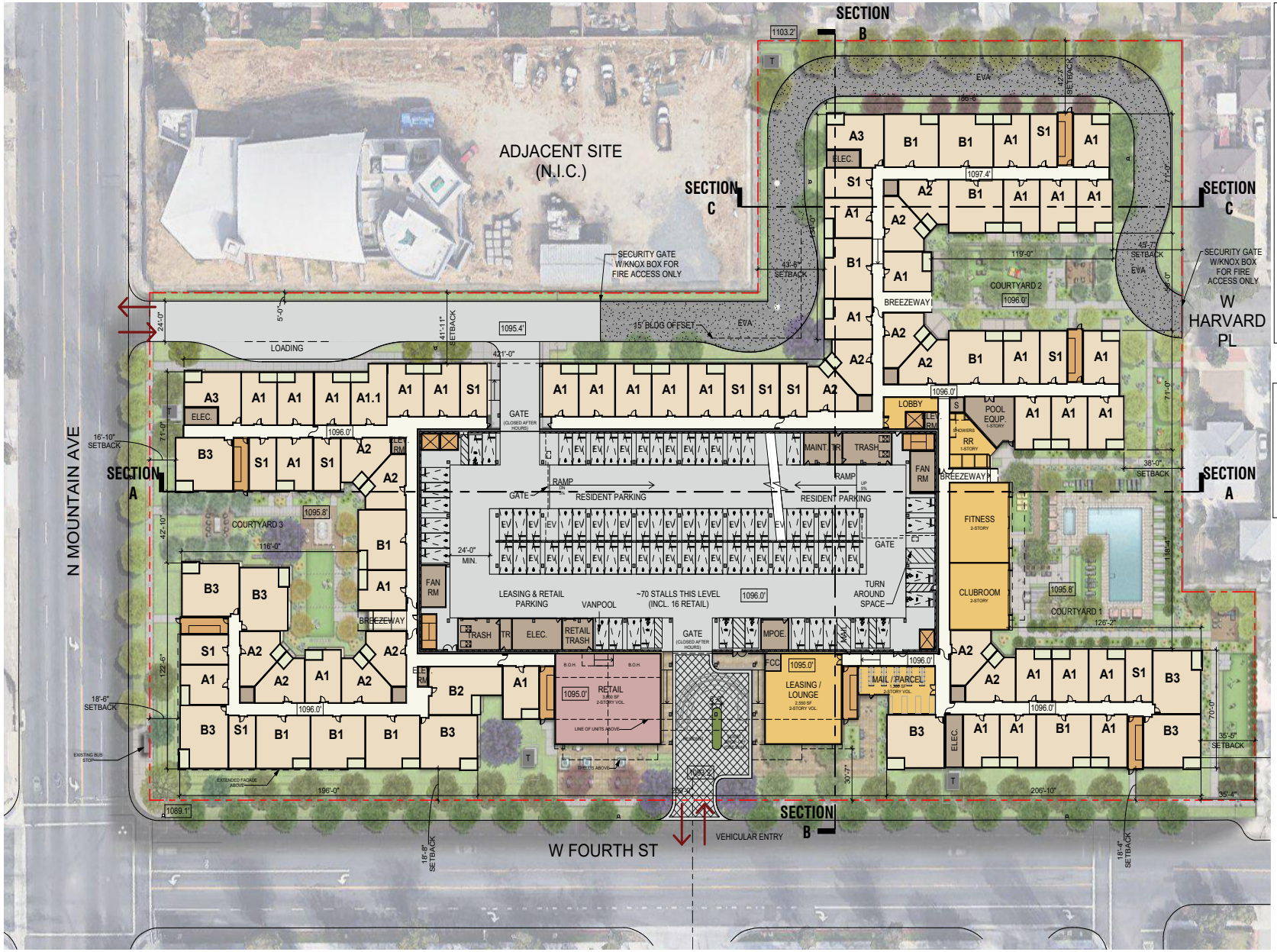
Figure 1: Regional Vicinity
Watermarke Ontario Planned Unit Development Project

Not to scale

Source: Google Earth

Figure 2: Local Vicinity
Watermarke Ontario Planned Unit Development Project

Not to scale



PROJECT SUMMARY

5.8 AC
357 DU
TYPE V - 4 LEVEL
61.5 DU/AC
AVRG. UNIT SF - 803SF

UNIT MIX
14% STUDIO
57% 1BED
29% 2BED

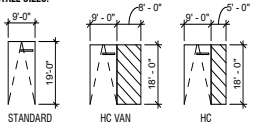
RETAIL - 3,800 SF

PARKING

TYPE I - 6 LEVEL STRUCTURE
659 TOTAL STALLS (INCLUDES 16 RETAIL)
@ 1.8 PARKING RATIO

TOTALS: 357 DU / 659 STALLS

STALL SIZES:



*ALL TRANSFORMERS TO BE SCREENED FROM VIEW THROUGH THE USE OF LANSCAPING AND/OR MASONRY WALLS.
**MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.
***WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

NOTE: STRIPING OF PARKING SPACES, AISLES, AND DRIVEWAYS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 6.03 (OFF-STREET PARKING AND LOADING), AND DIRECTIONAL SIGNS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 8.01 (SIGN REGULATIONS), SHALL BE PROVIDED.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

FIGURE 3: Ground Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

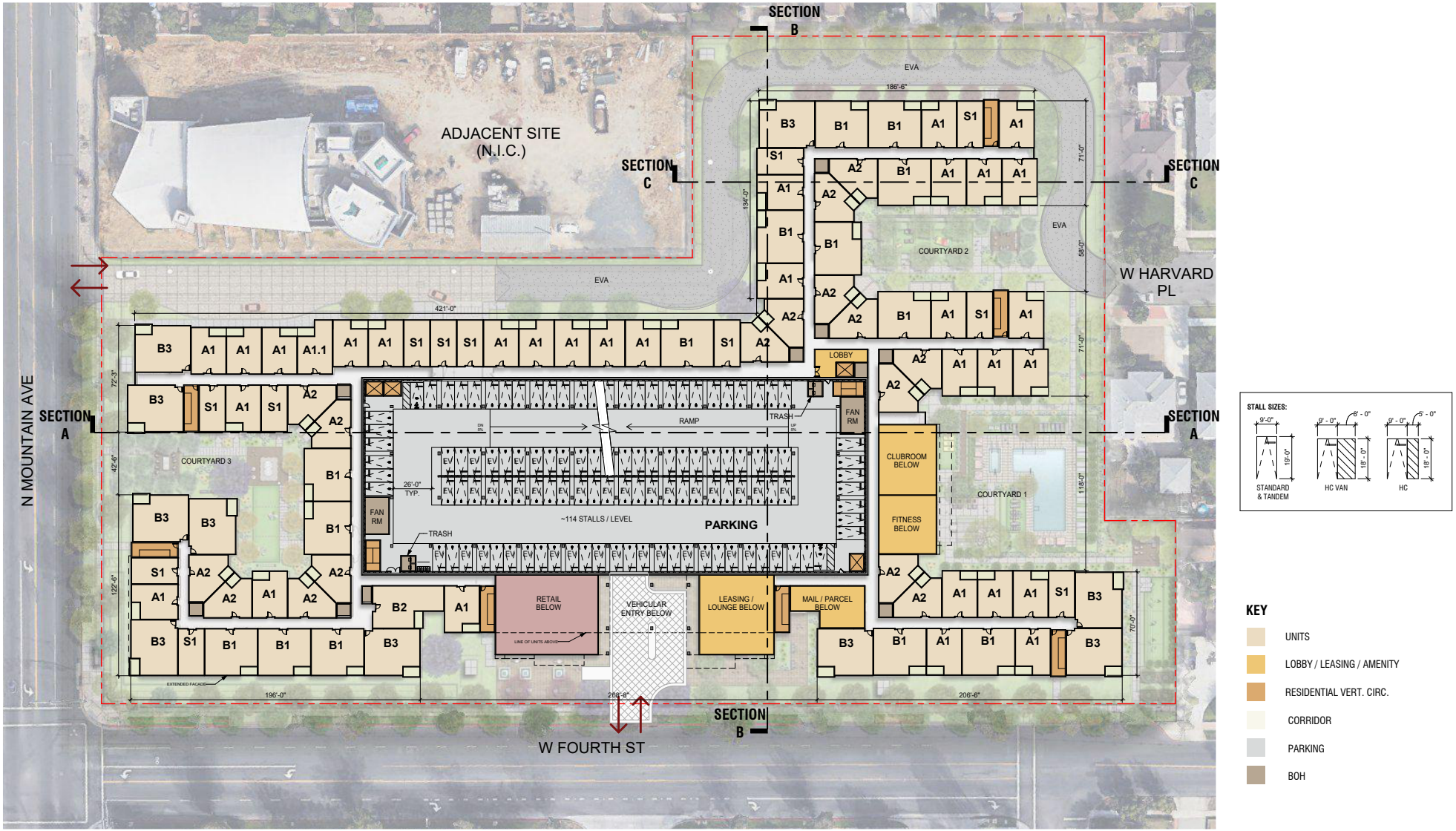


FIGURE 4: Second Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

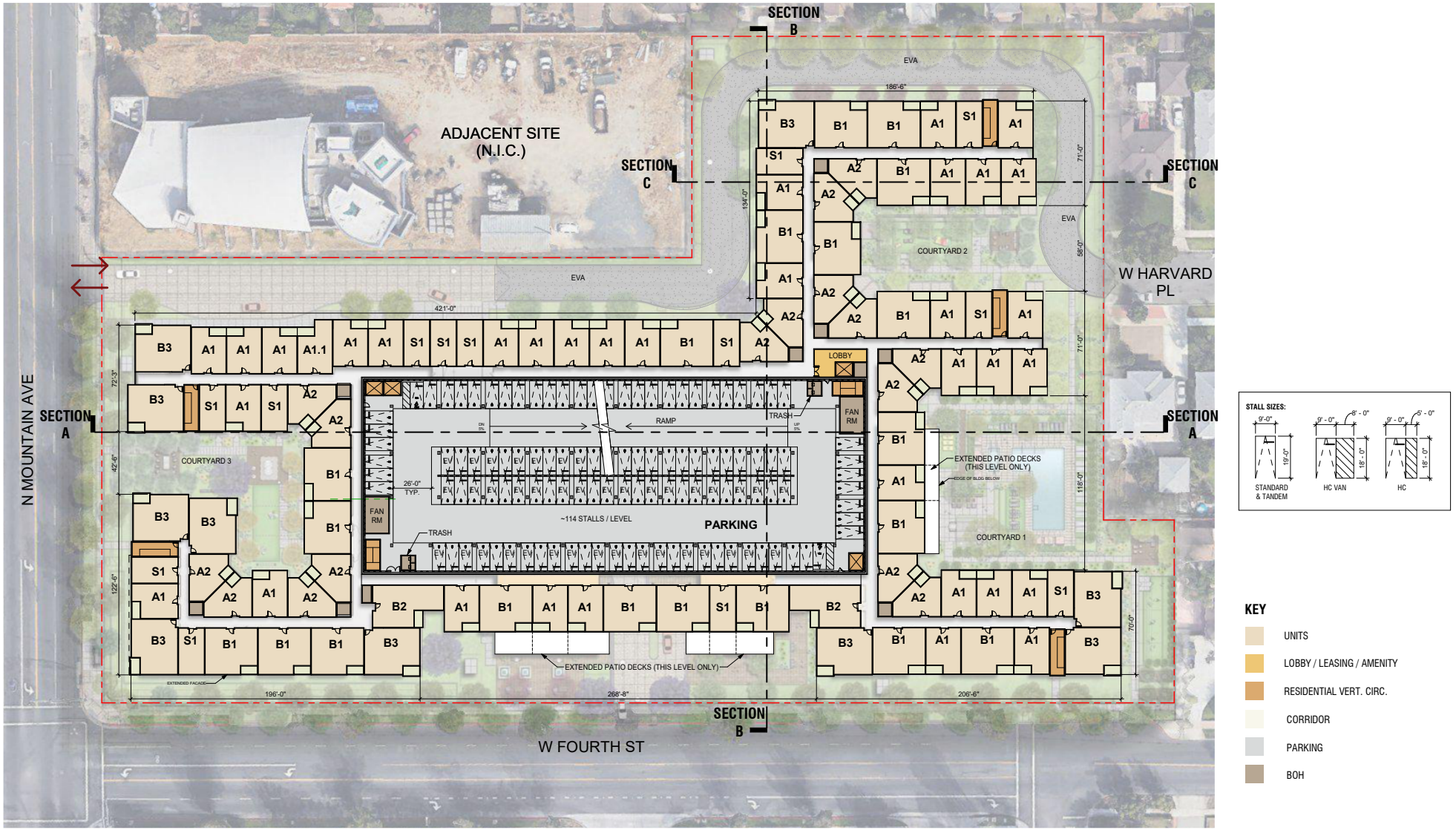


FIGURE 5: Third Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

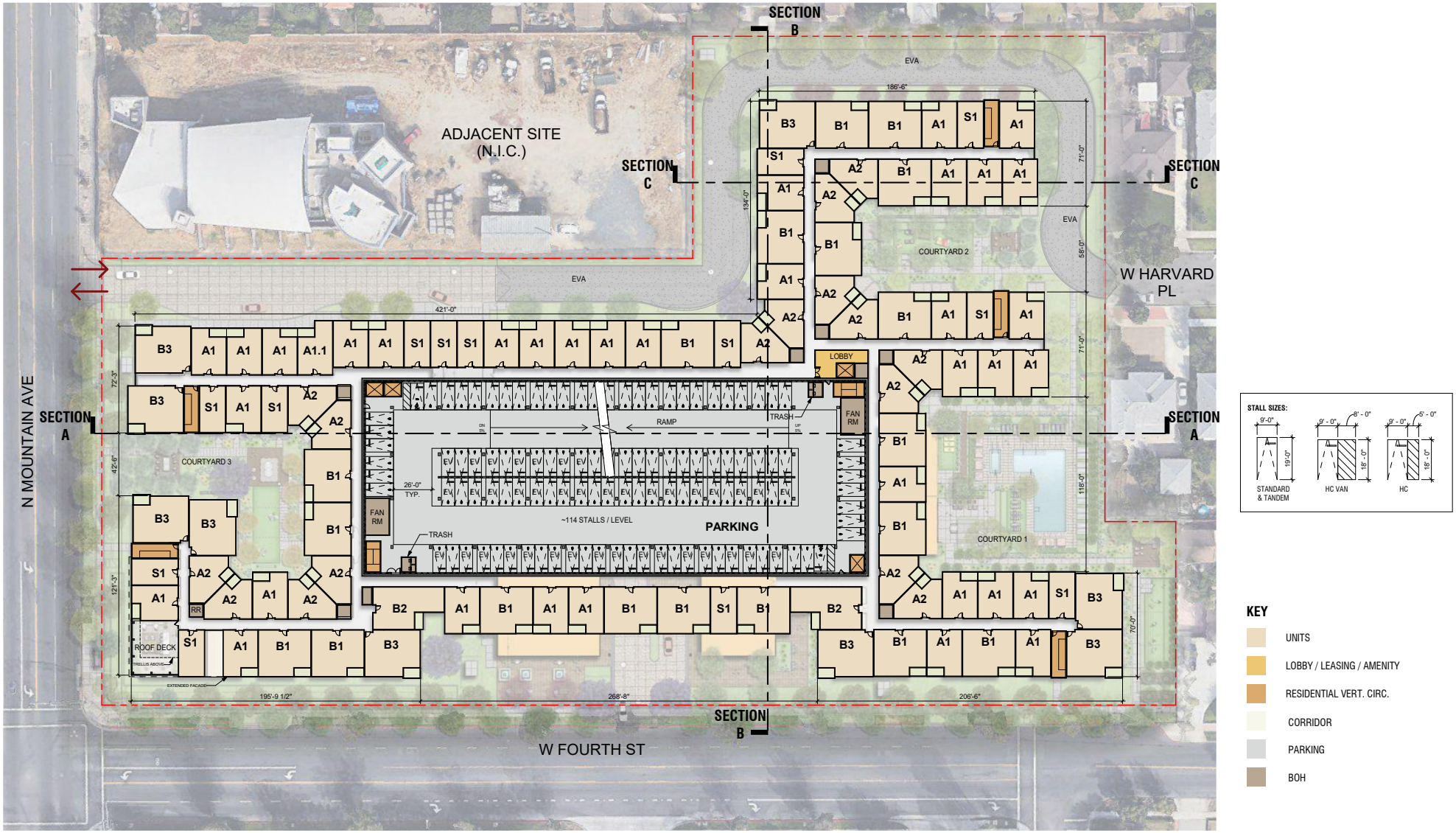
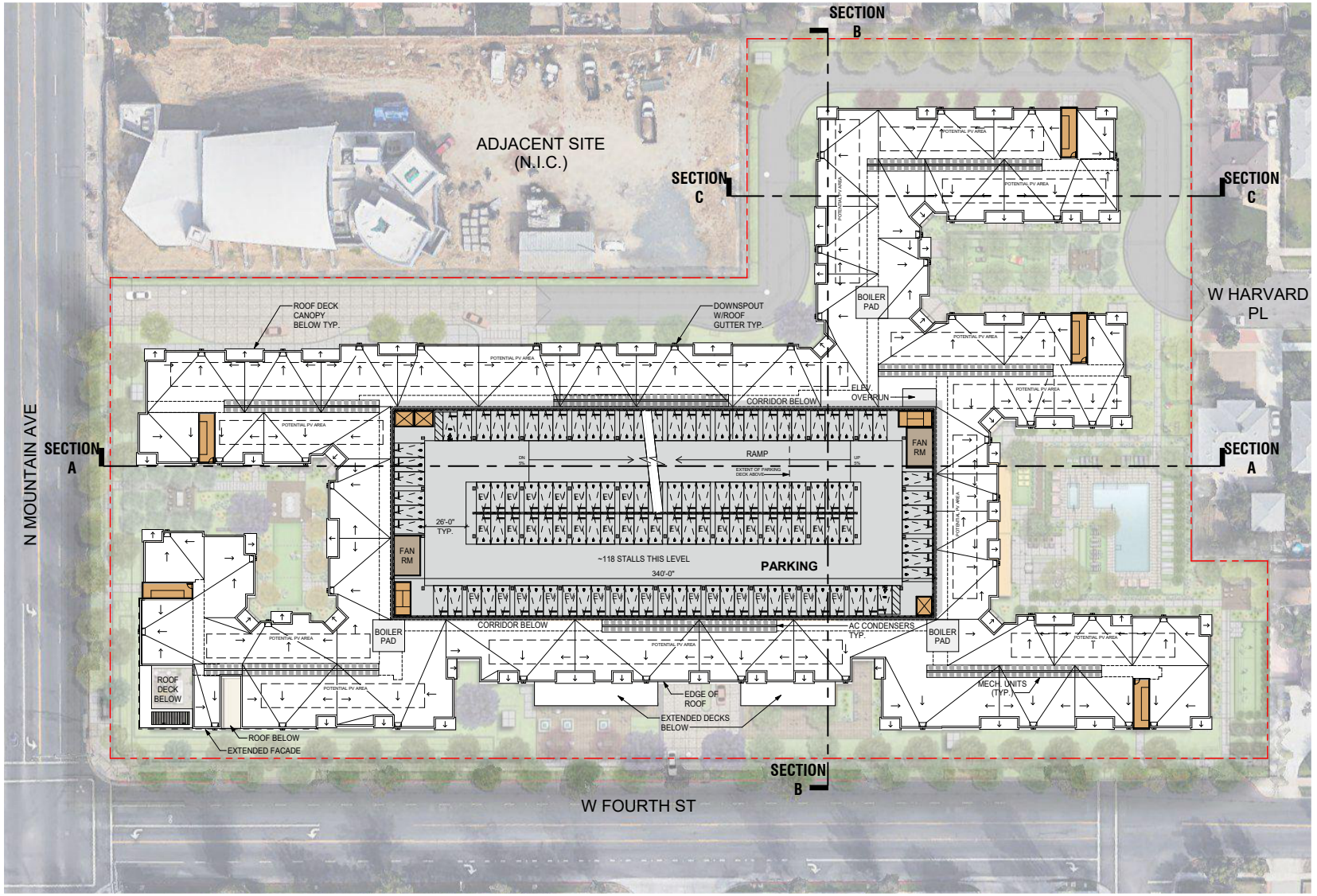
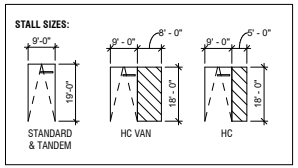


FIGURE 6: Fourth Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale





NOTE: ROOFING MATERIAL TO BE SINGLE PLY TPO.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

FIGURE 7: Fifth Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

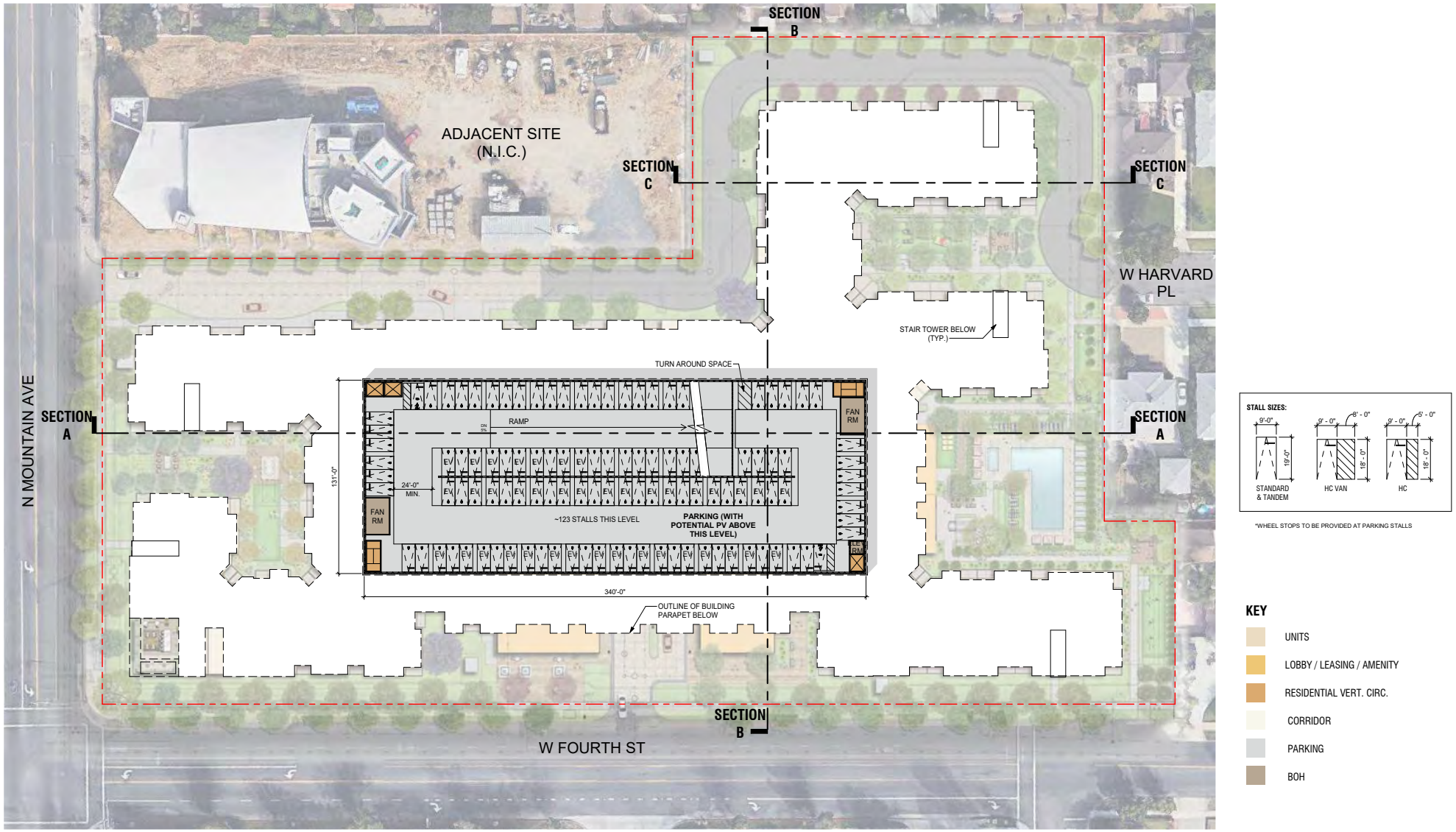


FIGURE 8: Sixth Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

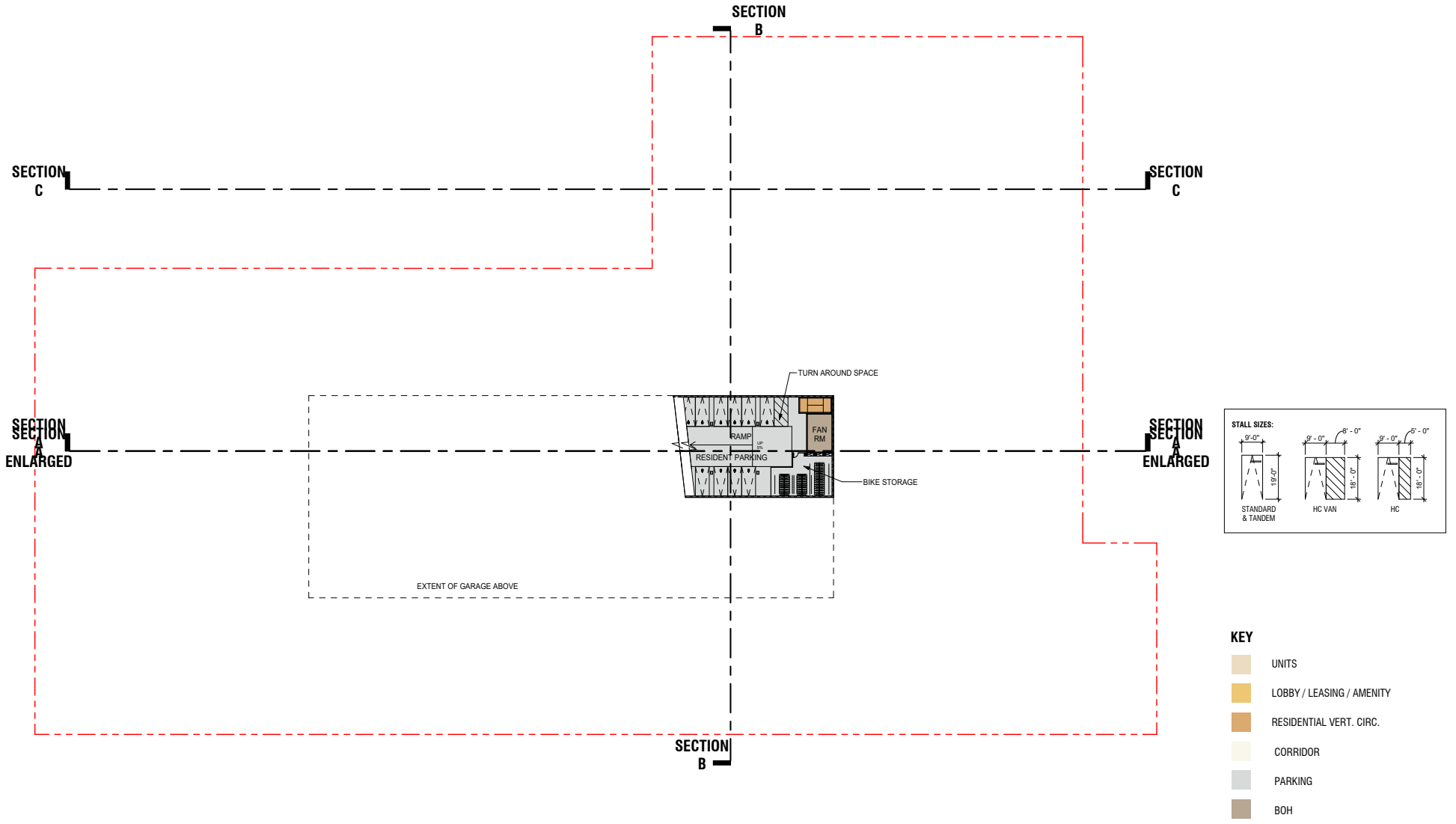


FIGURE 9: Basement Floor Plan
*Wa*termarke Ontario Planned Unit Development Project

Not to scale

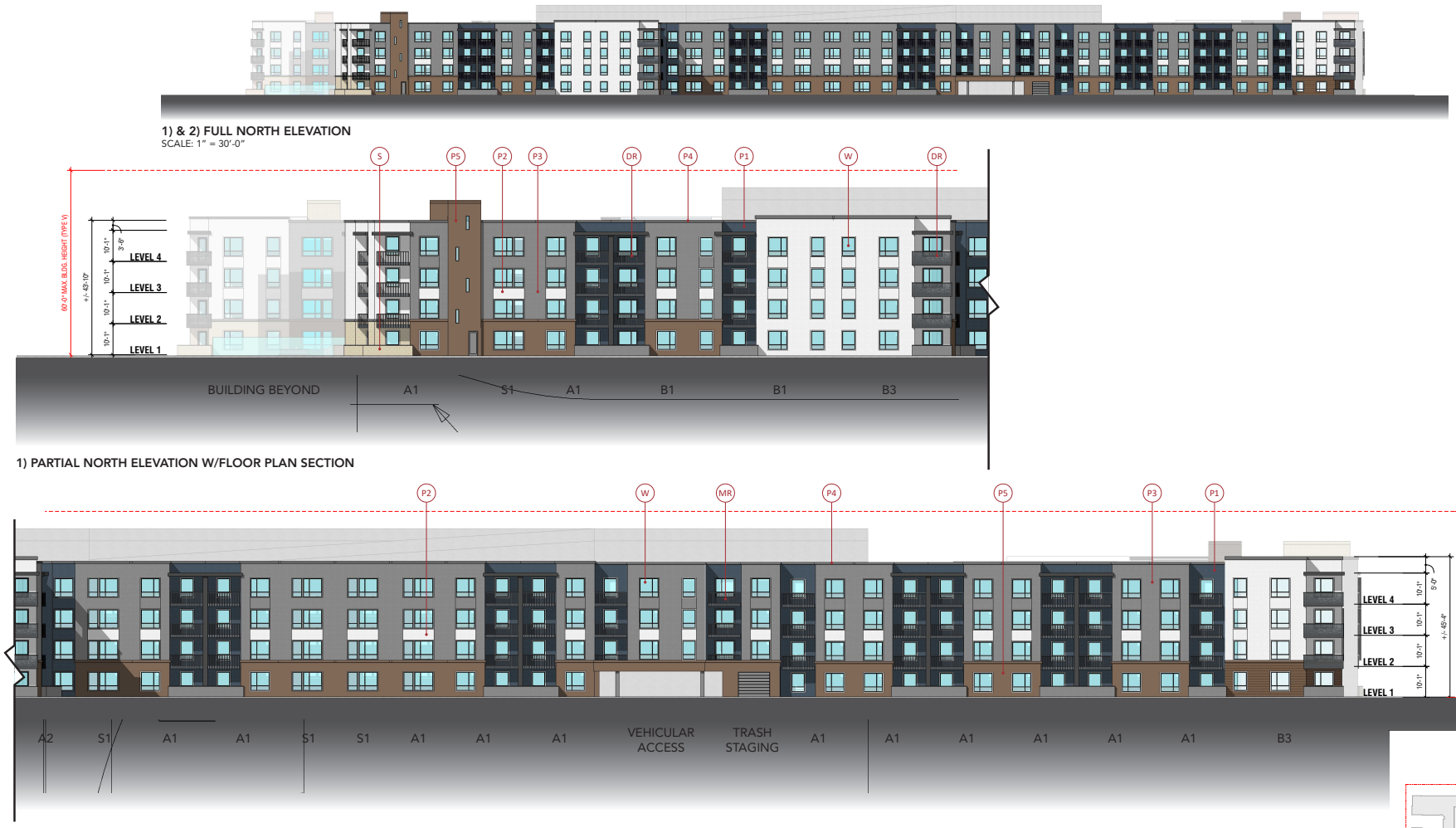
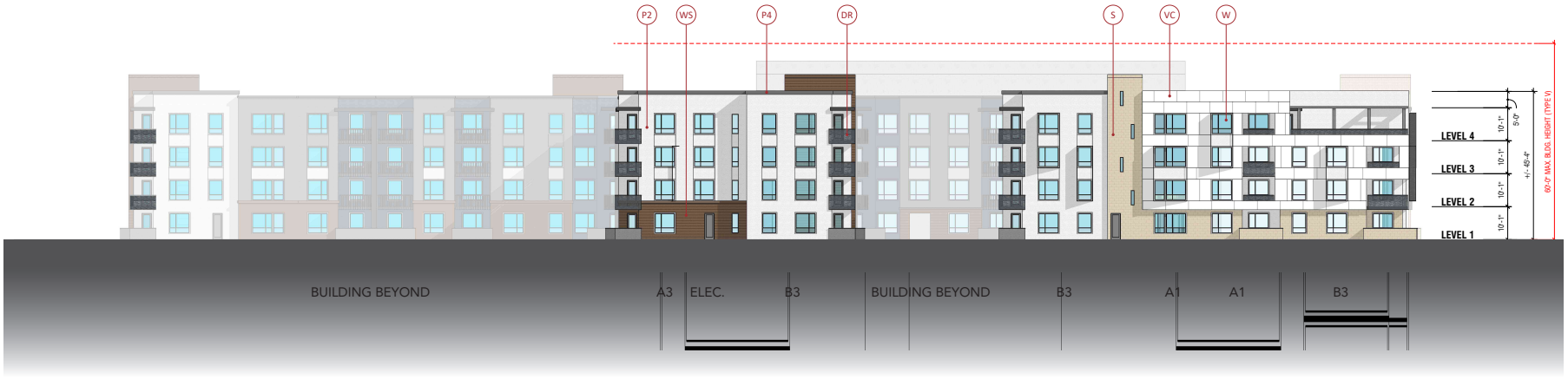
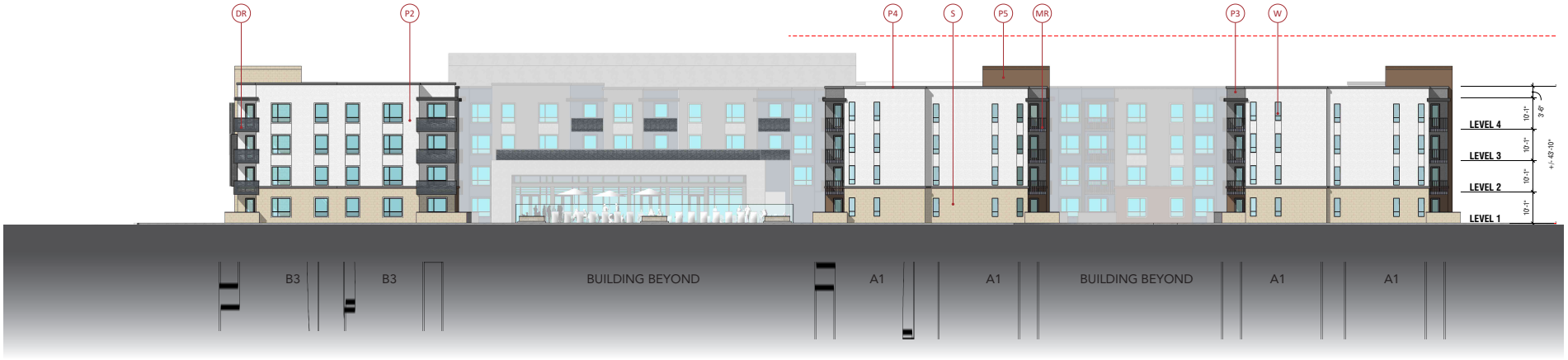


FIGURE 10: North Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale



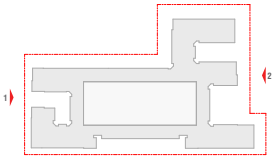
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

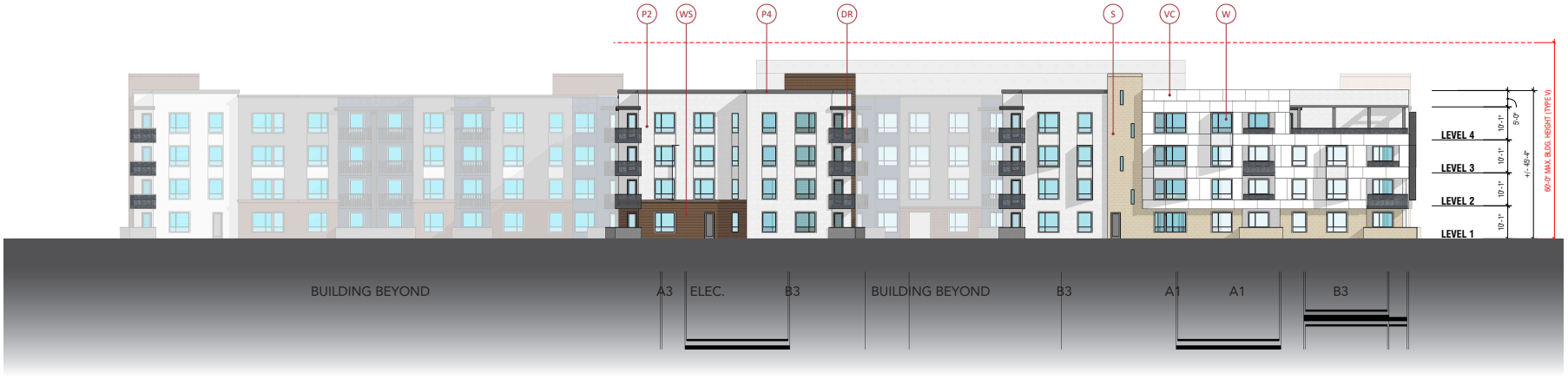
S- STONE VENEER FINISH	P- PLASTER FINISH
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW



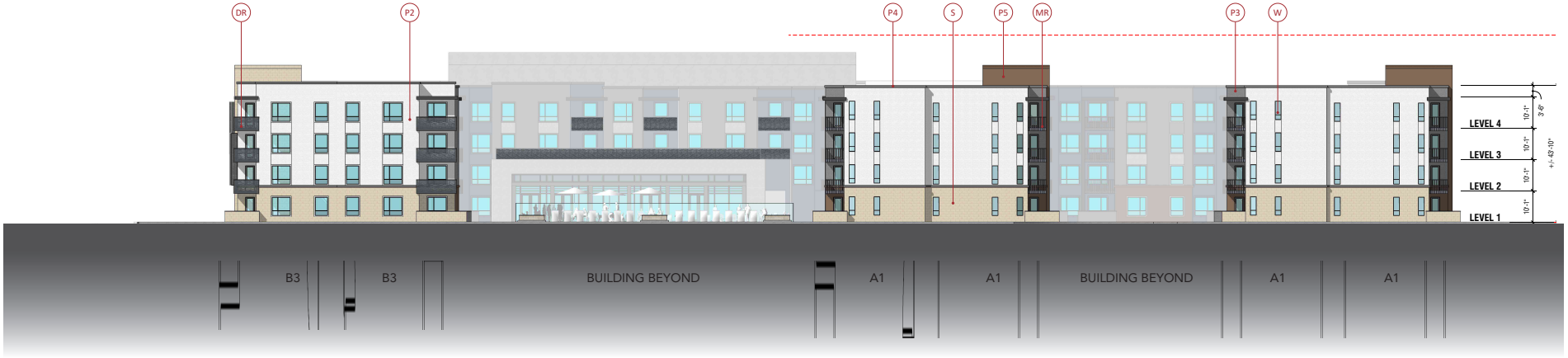
KEY MAP

FIGURE 11: South Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale



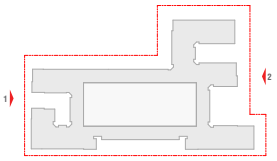
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

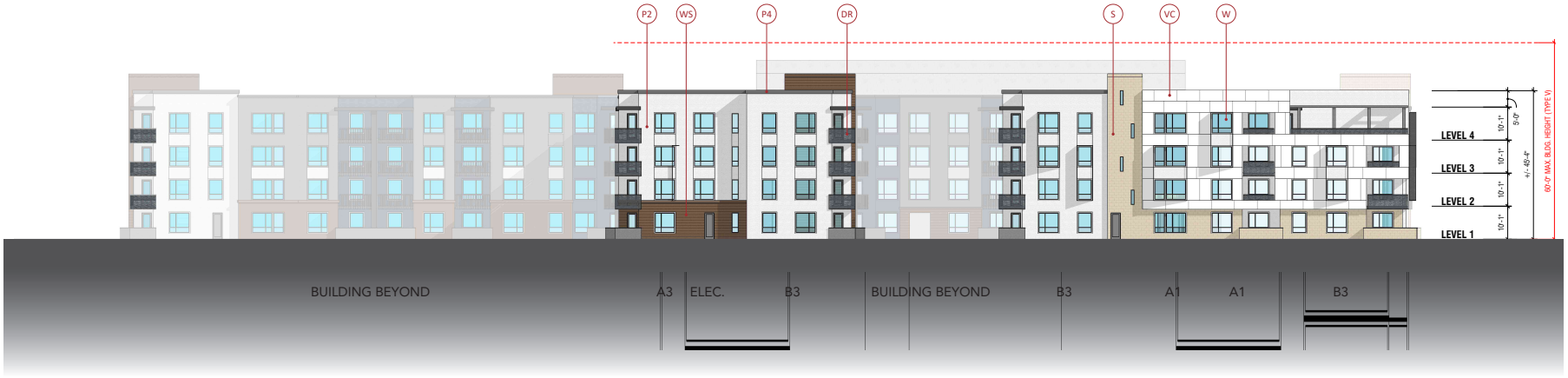
S- STONE VENEER FINISH	P- PLASTER FINISH
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW



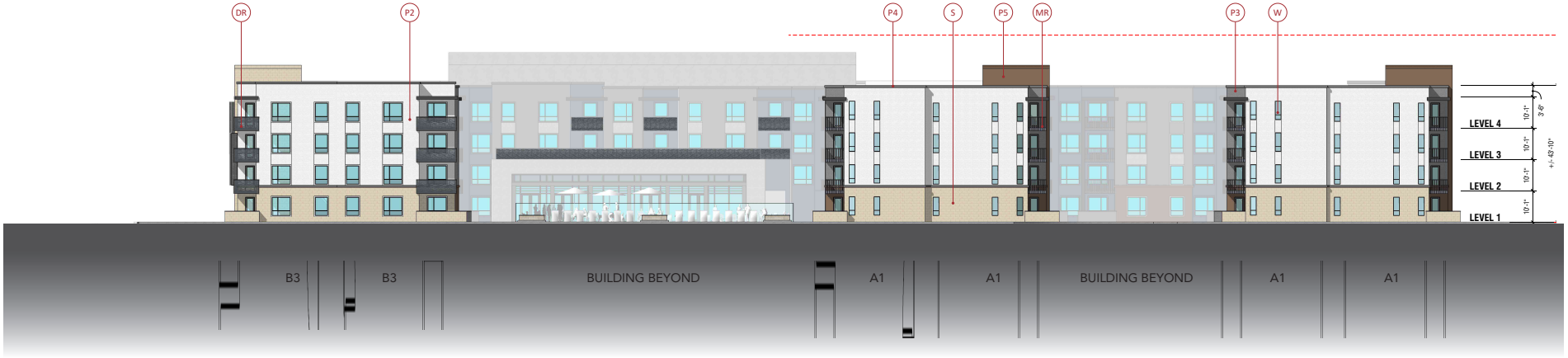
KEY MAP

FIGURE 12: East Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale



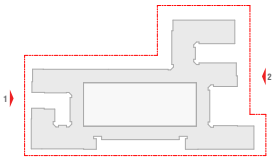
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

S- STONE VENEER FINISH	P- PLASTER FINISH
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW



KEY MAP

FIGURE 13: West Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale

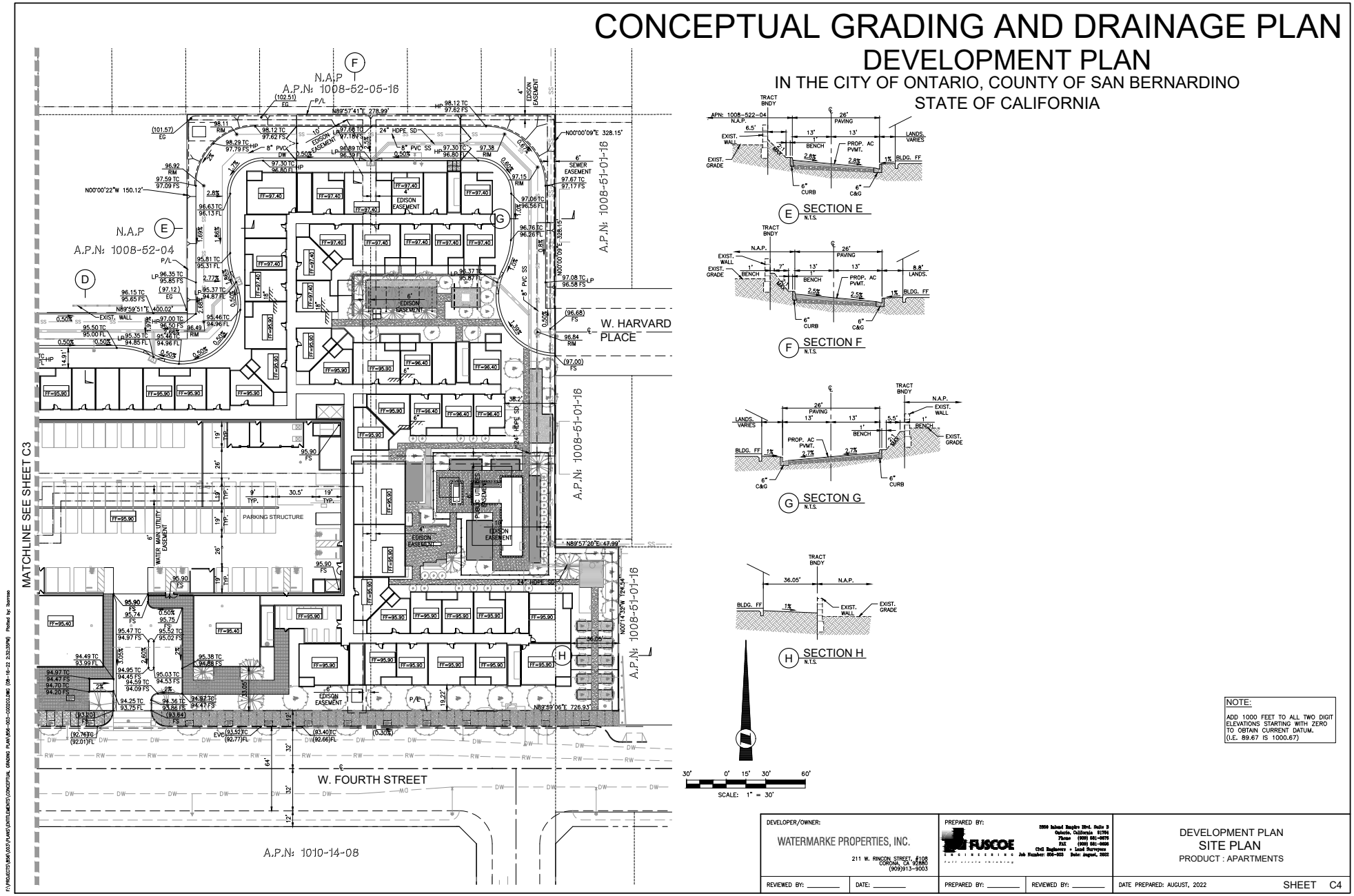


FIGURE 14: Conceptual Grading Plan East
Watermarke Ontario Planned Unit Development Project

Not to scale

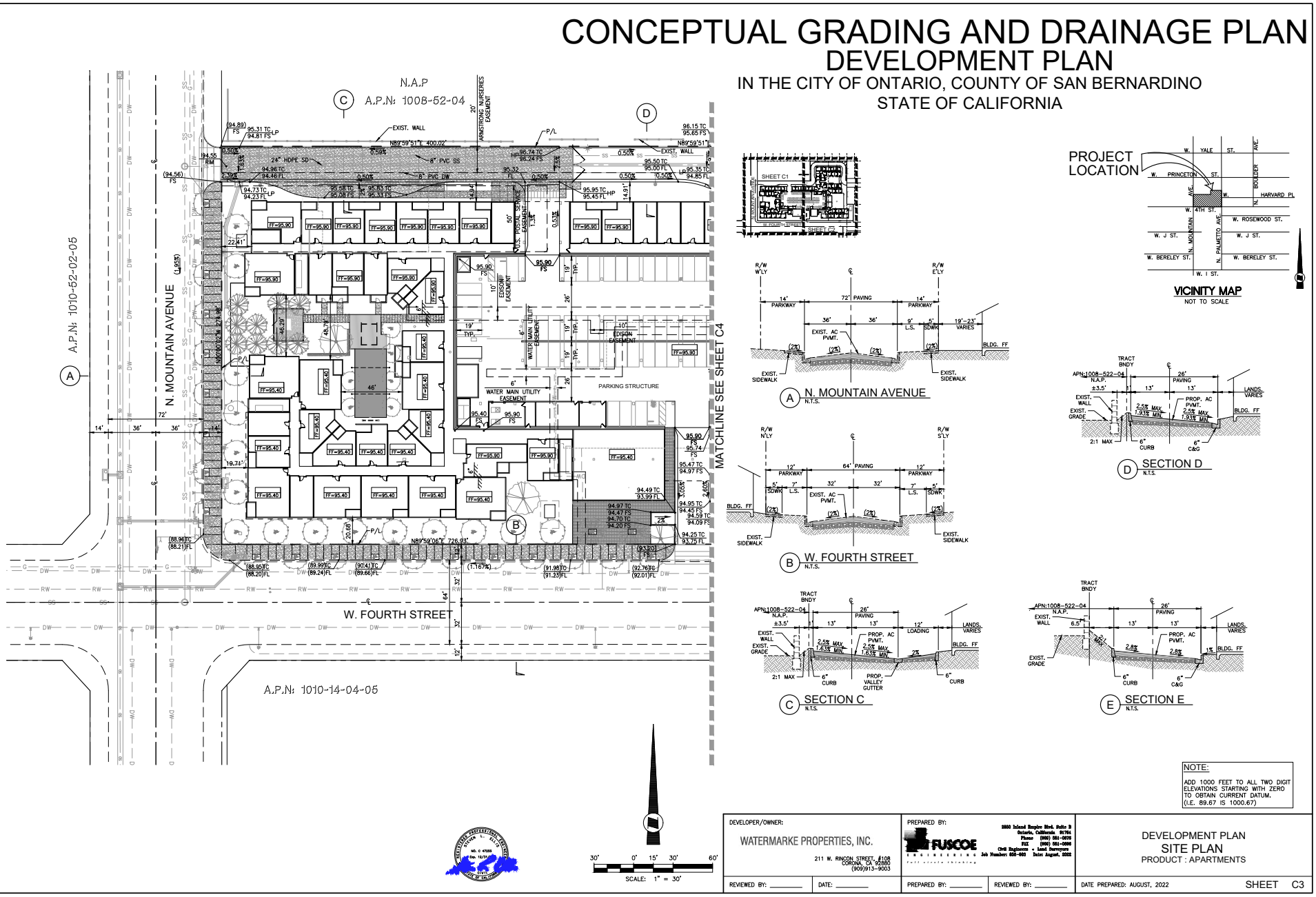
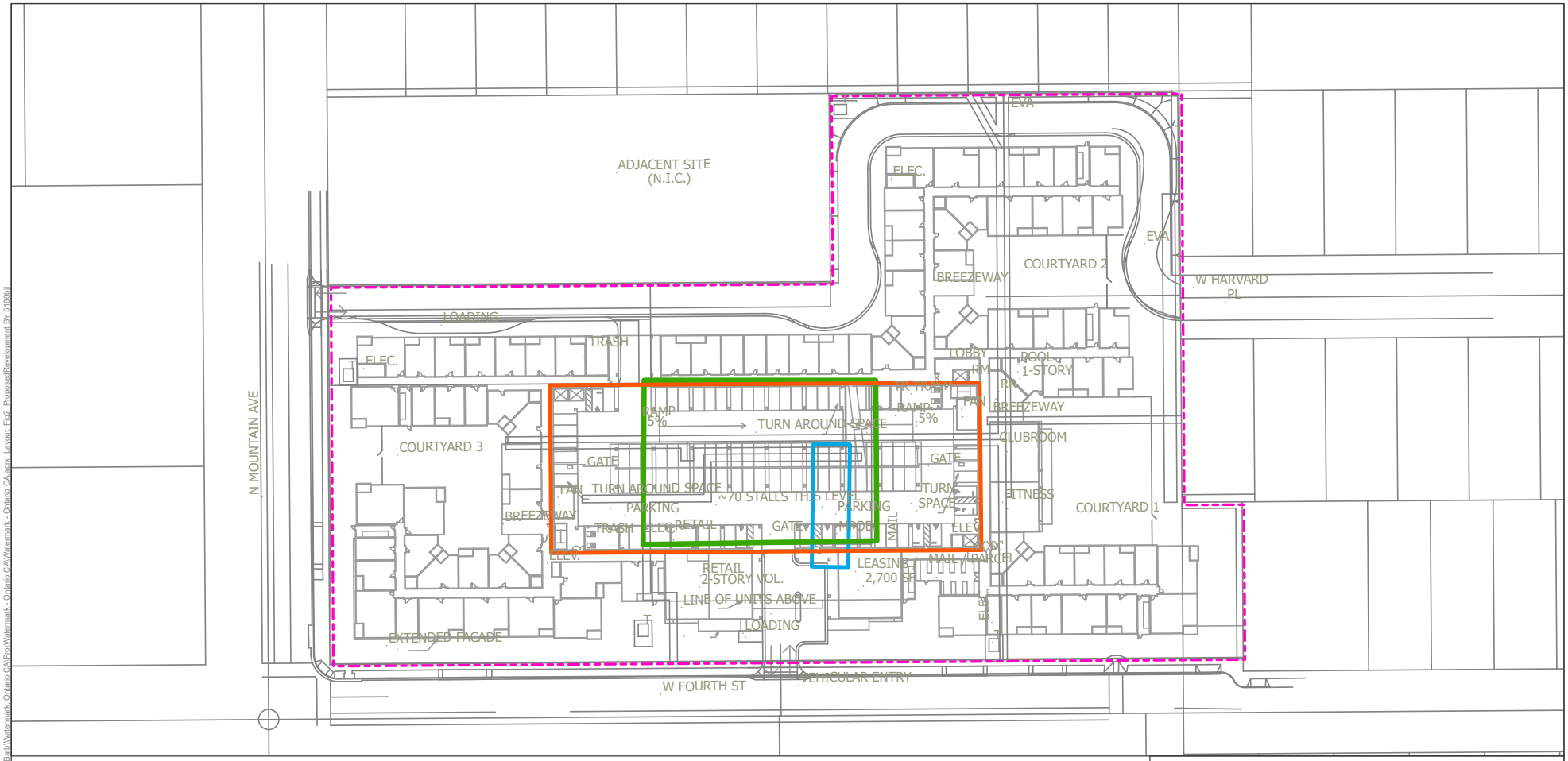


FIGURE 15: Conceptual Grading Plan West
Watermarke Ontario Planned Unit Development Project

Not to scale



Legend

- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

TCA Architects Yield Study (#2021-079) dated 05-26-2022 for Watermarke Properties, Inc.

N
W E
S

0 25 50 75
Feet

1 inch = 75 feet

Proposed Redevelopment Plans

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Figure 2	**Jan 2023**

SCS ENGINEERS

C:\Users\5180b\OneDrive - SCS Engineers\Documents\projects_Bgn\Watermark, Ontario CA\Pro\Watermark - Ontario CA\Watermark - Ontario CA.aprx, Layout: Fig2_ProposedRevelopment BV 5180b

FIGURE 1: Deed Restriction Overlay
Watermarke Ontario Planned Unit Development Project

Not to scale

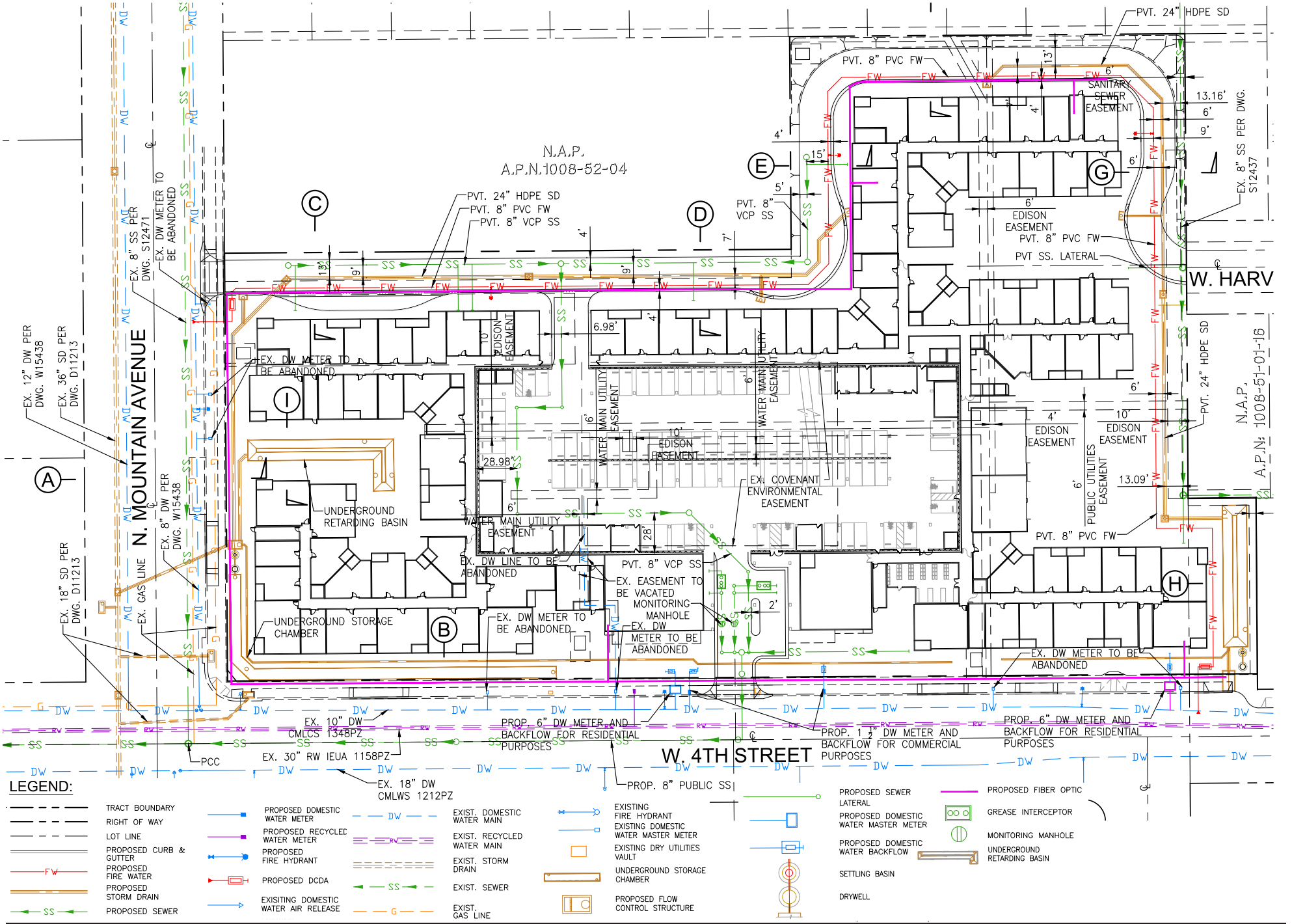


FIGURE 17: Project Utility Layout

Watermarke Ontario Planned Unit Development Project

Not to scale

3.0 TOP 2050 SEIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

No Impact:

- Aesthetics (Impacts 5.1-2)
- Agriculture and Forestry Resources (Impacts 5.2-1 and 5.2-3)

Less Than Significant Impact:

- Aesthetics (Impacts 5.1-1, 5.1-3, 5.1-4)
- Agriculture and Forestry Resources (Impacts 5.2-2 and 5.2-4)
- Air Quality (Impact 5.3-5)
- Biological Resources (Impacts 5.4-1 through 5.4-5)
- Cultural Resources (Impact 5.5-3)
- Energy (Impacts 5.6-1 through 5.6-2)
- Geology and Soils (Impacts 5.7-1 through 5.7-5)
- Greenhouse Gas Emissions (Impacts 5.8-1 through 5.8-2)
- Hazards and Hazardous Materials (Impacts 5.9-1 through 5.9-5)
- Hydrology and Water Quality (Impacts 5.10-1 through 5.10-5)
- Land Use and Planning (Impacts 5.11-1 through 5.11-2)
- Mineral Resources (Impact 5.12-1)
- Noise (Impact 5.13-2)
- Population And Housing (Impacts 5.14-1 through 5.14-2)
- Public Services (Impacts 5.15-1 through 5.15-4)
- Recreation (Impacts 5.16-1 through 5.16-2)
- Transportation (Impacts 5.17-1 and 5.17-3)
- Utilities and Service Systems (Impacts 5.19-1 through 5.19-4)
- Wildfire (Impacts 5.20-1 through 5.20-2)

Less Than Significant Impact with Incorporation of Mitigation:

- Cultural Resources (Impact 5.5-2)
- Geology and Soils (Impact 5.7-6)
- Tribal Cultural Resources (Impact 5.18-1)

Significant and Unavoidable Impact:

- Air Quality (Impacts 5.3-1 through 5.3-4)

- Cultural Resources (Impact 5.5-1)
- Noise (Impact 5.13-1 and 5.13-3 and 5.13-4)
- Transportation (Impact 5.17-2)

4.0 ENVIRONMENTAL ANALYSIS

4.1 INTRODUCTION

The scope of the City's review of the Project is set forth in CEQA and the CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the Project when compared to TOP 2050. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the SEIR was approved. This evaluation includes a determination as to whether the changes proposed for the Project would result in any new significant impacts or more severe significant impact.

Although CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in top 2050 were used as guidance for this Addendum. In addition, Section 15164 (c) of the CEQA Guidelines states that "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence." This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the Approved SEIR was certified would require additional environmental review or preparation of an SEIR.

Pursuant to CEQA Guidelines Section 15162, the City has determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Project does not propose substantial changes to the Approved SEIR, no substantial changes in circumstances would occur which would require major revisions to the Approved SEIR, and no new information of substantial importance has been revealed since the certification of Approved SEIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as a part of the Approved SEIR that minimized impacts associated with implementation of the Approved SEIR. The previously adopted Approved SEIR mitigation measures applicable to the Project would be collectively imposed as the Project's MMRP, which is contained in **Appendix A**.

4.2 AESTHETICS

4.2.1 Summary of Previous Environmental Analysis

The Approved SEIR concluded impacts associated with scenic resources, long-term visual character, and light/glare were determined to be less than significant. No mitigation measures were deemed necessary.

4.2.2 Analysis of Proposed Project

Threshold (a) Have a substantial adverse effect on a scenic vista? [Approved SEIR Impact 5.1-1]

No New or More Severe Impacts: The Project would not have a more severe or substantial adverse effect on a scenic vista than what was originally analyzed in TOP. The Approved SEIR cited the San Gabriel Mountains as the main scenic vista visible from the City. The Approved SEIR noted that compliance with the City's Municipal Code and policies would ensure that increased development in the City would not impact scenic vistas.[6] Additionally, it is not likely that development within low-lying areas of the City would alter scenic views of the San Gabriel Mountains as the peaks rise to 7,000 feet above mean sea level.[7]

Development associated with the Project would occur within City limits and would not require zoning or land use amendments for the property parcels. The PUD would allow for the development of structures one story higher than current zoning standards allow. However, the PUD would ensure minimal effects on views by requiring the placement of the taller parking structure in the center of the Project site, surrounded by the Project residential building. This would obscure views of the taller parking structure behind the outer residential structure based on pedestrian-level lines of sight from the street at the Perimeter of the Project site. Further, the Project would comply with Policy CD-1.5 which would ensure major north-south streets would be designed and redeveloped to feature views of the San Gabriel Mountains. The maximum Project building height would be 63 feet. While panoramic views of the San Gabriel Mountains would from public vantage points immediately south of the Project site would be impacted by Project development, the Project would only exceed allowed building heights by one story. Additionally, the sixth and final story of the Project would be comprised of the top of the central parking structure, with the highest point being approximately 9.5 feet higher than the ceiling of the fourth floor. Assuming a consistent 10-foot height for each story, this would account for a 1.5-foot shorter fifth story and would otherwise be within allowed building heights. While the Project does introduce new taller structures in the Project site, in comparison to existing structures, newly proposed structures do not substantially exceed allowed standards for the area and would not exceed the height of an average 5-story building. The Approved SEIR analysis was based on a maximum building height of 5 stories or 65 feet for buildings within the Project's land use designation. The Project would exceed this by one story. However, the Project's sixth story is comprised of an open final level of the central Parking structure. The final enclosed story is the fifth story of the central parking structure. Additionally, the Project does not propose improvements within the public ROW which would affect views north/south of the San Gabriel

[6] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.1-5 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[7] Ibid.

Mountains along Mountain Avenue. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes increased building heights compared to existing conditions, the maximum building height would be 63 feet (the central parking structure) and would not obscure scenic views of the San Gabriel Mountains. Additionally, the sixth story would constitute the upper level of a parking structure, with the final average height enclosed story being the fifth story. The Project would result in a less than significant impact. Therefore, no new and/or modified mitigation measures are required for issues related to scenic vistas. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Substantially damage scenic resources, including, but not limited to, trees, rock, outcroppings, and historic buildings within a scenic highway? [Approved SEIR Impact 5.1-2]

Threshold (c) Conflict with zoning or other regulations governing scenic quality? [Approved SEIR Impact 5.1-3]

No New or More Severe Impacts: As discussed in the Approved SEIR, the City does not have any state scenic highways through or in the vicinity of the City.[8] The closest designated state scenic highway is a portion of State Route 142 in Chino Hills, approximately five miles west of the City limit and approximately 7 miles southwest of the Project site.[9] The Euclid Avenue corridor and the Mission Boulevard corridor are the primary scenic corridors located in the City and are not near the Project Site as the Euclid Avenue corridor is located approximately one mile east of the Project site and the Mission Boulevard Corridor is located approximately three miles southeast of the Project site. These corridors are not designated as state scenic highways.[10]

The Project fulfills most requirements of the MU-8b zoning district only exceeding the 5-story limitation of the MU-8B zone. The Project does, however, include the preparation of a site-specific PUD. The Project PUD was prepared in accordance with PUD requirements set forth in City Development Code Section 4.01.030 (Planned Unit Developments and Amendments). The Project PUD will act as primary development standards for the Project site in cases where conflicts exist between the PUD and the existing zone standards. Additionally, MU-8b zoning districts allow for the development of retail uses and residential uses such as those proposed by the Project.

[8] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.1-6 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[9] Ibid.
[10] California State Scenic Highway System Map. 2023. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. (Accessed April 2023).

The Project would be consistent with policies presented in TOP 2050 to ensure new development would be compatible with the existing community. Specifically, the Project would be consistent with Policy CD-2.1 which would encourage all development to have visual interest and character through the use of exterior building materials that are high quality and appropriate for the geometric architectural style that would be carried out in all aspects of building and Project site design, as well as incorporating appropriate scale and proportions in building design. The Project would also comply with Policy CD-2.2 which would create neighborhoods that include floorplans that encourage views onto the street instead of facing garages. Furthermore, Policy CD-2.10 would ensure landscaping is included in parking areas to make them more aesthetically pleasing. Policy CD-3.5 encourages the use of lively pedestrian streetscapes that require business and residential entrances, outdoor dining, and storefronts to be located on ground floors adjacent to sidewalks and public spaces for a more aesthetically pleasing environment. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes six stories of building development compared to five stories assumed for the Project land use type, the Project would be developed as a wrapped style development with the tallest structure (six story central multilevel parking structure) would be surrounded on all sides by four story residential buildings, ground level-retail uses, and community amenities. Each side of the proposed buildings would be designed to be aesthetically pleasing, and provide visual appeal to the community and surrounding area. Furthermore, ground-level view of the sixth story of the central parking structure would be obscured by the surrounding four-story residential structures; shielding it from general public view. Therefore, Project would result in a less than significant impact and, no new and/or modified mitigation measures are required for issues related to scenic vistas. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? [Approved SEIR Impact 5.1-4]

No New or More Severe Impacts: The Project would have the potential to result in new sources of light and glare from new development. The PUD, and subsequent Project, would require adequate shielding of outdoor light sources, including parking lighting, security lighting, entry lighting, residential balconies, and lighting in common areas. Additionally, the Project would include the addition of building materials, such as windows, which could produce glare. All lighting facades, decorative fixtures, store window interiors, awnings, and signs would be in compliance with the City Development Code.

Lighting located on the Project site would be directed or shielded away from adjacent streets and properties and exterior lighting would be indirect in nature, coming from under eaves and canopies, or at ground level within landscaped areas. Light sources within communal areas would be warm colored and unobtrusive. Furthermore, light sources would be LED or metal halide. Additionally, reflective surfaces, such as windows, would be treated to minimize glare. However, as noted in the Approved SEIR adherence

to the design standards of the City Development Code would ensure that light and glare from new development would be minimized, and significant impacts would not occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes additional lighting and reflective surfaces compared to current conditions, lighting would remain shielded and reflective surfaces would be minimized per City design standards and consistent with the conditions analyzed in the Approved SEIR. Therefore, Project would result in a less than significant impact and, no new and/or modified mitigation measures are required for issues related to light and glare. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.2.3 Overall Aesthetics Impact Conclusion

With regard to CEQA Statute Section 21166 and the CEQA Guidelines Section 15162(a), the Project would not result in any new or more severe impacts with respect to aesthetics. Therefore, the preparation of a SEIR is not warranted.

4.3 AGRICULTURE AND FORESTRY RESOURCES

4.3.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded the City has no land designated for agricultural use, and the existing agricultural uses exist as non-conforming uses. TOP 2050 re-designated agricultural land to nonagricultural land uses provided that equivalent Important Farmland is preserved elsewhere, or funds associated with the 1988 Park Bond Act are returned. Consequently, buildout of TOP 2050 would ultimately result in the conversion of all existing Important Farmland within the City to nonagricultural uses. However, because the City's land use plan does not designate agricultural uses in the City, TOP 2050 does not convert Prime Farmland, Unique farmland, and Farmland of Statewide Importance to nonagricultural uses. Additionally, the Approved SEIR does not consider any lands within the City to be forest lands, therefore development would not result in the loss or conversion of timberland to non-forest uses.

4.3.2 Analysis of Proposed Project

Threshold (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in Ontario to nonagricultural use? [Approved SEIR Impact 5.2-1]

Threshold (b) Conflict with existing zoning for agricultural use or a Williamson Act contract? [Approved SEIR Impact 5.2-2]

Threshold (c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production? [Approved SEIR Impact 5.2-3]

Threshold (d) Result in the loss of forest land or conversion of forest land to non-forest use? [Approved SEIR Impact 5.2-4]

Threshold (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? [Approved SEIR Impact 5.2-5]

No New or More Severe Impacts: The 2010 Certified EIR for the TOP disclosed that buildout of the TOP would result in significant and unavoidable impacts to Prime Farmland, Unique Farmland, and Farmland of Statewide Importance because it converted all of the then-existing land under these categories to residential, commercial, mixed-use, and industrial land uses. Because the City of Ontario's land use plan no longer designates agricultural land uses in the City, and the TOP was the baseline for the TOP 2050 SEIR, TOP 2050 SEIR – the Approved SEIR - disclosed that TOP 2050 would not, itself, plan for the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to nonagricultural uses and would have no impact on land zoned for the purpose of agricultural uses.[11]

The Project site consists of nonagricultural uses and is surrounded by urban lands. The Project is not located in land used for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

[11] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.2-12 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Additionally, the Project is not located on forest land, timberland, or timberland zoned Timberland Production. The Project site is zoned MU-8b and is able to accommodate the commercial and residential uses. The Approved SEIR concluded that any land held in a Williamson Act contract would have to be filed for nonrenewal, and the contract would have to be allowed to expire before development.[12] The Approved SEIR resulted in the cancellation or nonrenewal of Williamson Acts contracts, and therefore there were no further impacts to Williamson Act lands.[13] The Approved SEIR also noted that there are no land use designations or zoning for forest land, timberland, or timberland zoned Timberland Production in the City.[14] Therefore, the Project would not result in the loss of agricultural or forest lands, or conversion of forest land to non-forest use. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

As previously stated, the Project site is not located on agricultural lands or forest land. Therefore, the Project would not result in impacts and no new and/or modified mitigation measures are required. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.3.3 Overall Agriculture and Forestry Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to agricultural and forestry resources. Therefore, preparation of a SEIR is not warranted.

[12] Ibid.
[13] Ibid.
[14] Ibid, Page 5.2-13

4.4 AIR QUALITY

4.4.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that air quality would be temporarily impacted during construction activities and project-related construction emissions could potentially exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds on a project-by-project and cumulative basis. Additionally, development under TOP 2050 would generate toxic air contaminants (TACs) that could contribute to elevated levels of risk.

4.4.2 Analysis of Proposed Project

Threshold (a) Conflict with or obstruct implementation of the applicable air quality plan? [Approved SEIR Impact 5.3-1]

No New or More Severe Impacts:

In compliance with Mitigation Measure (**MM**) AQ-1 of the Approved SEIR, an Air Quality analysis was created for the Project. As part of its enforcement responsibilities, the Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan that demonstrates the means to attain the federal standards. The State Implementation Plan must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the state and federal ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP) and 2022 AQMP. The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The primary purpose of the 2022 AQMP is to identify, develop, and implement strategies and control measures to meet the 2015 8-hour ozone NAAQS. Air quality management planning is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2**: The Project will not exceed the assumptions in the AQMP or increments based on the years of the Project build-out phase.

According to the SCAQMD's CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with CAAQS and NAAQS.

The violations to which Consistency Criterion No. 1 refers are exceedances of CAAQS and NAAQS. As shown in **Table 2: Construction-Related Emissions** and **Table 3: Operational Emissions**, the Project would not exceed construction or operation emission standards. Therefore, the Project would not contribute to an existing air quality violation. Thus, the Project is consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans.

The Project site is currently designated as Mixed-Use Neighborhood Activity Hub (MU-NH) which allows for 20 to 75 du/ac and 1.0 FAR for retail uses. Therefore, the Project is to be consistent with the current AQMP regional emissions inventory for the SCAB. Thus, the Project is consistent with the second criterion. As noted above (and discussed further in Threshold 5.3-2, below), Project implementation would not result in air pollutant emissions that exceed SCAQMD's construction and operational emission thresholds. In addition, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP. Therefore, the Project would be consistent with the AQMP, resulting in a less than significant impact.

Additional mitigation measures from the Approved SEIR would be applied to further reduce potential impacts associated with Project implementation. Specifically, MM 3-2 would be applied through the Project's inclusion of internal and external pedestrian connections as well as the placement of bicycle racks and the Project's proximity to multiple bus stations. Additionally, the Air Quality Assessment is included as Appendix B to this Addendum, per MM AQ-1 and MM 3-1.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 3-1 Prior to discretionary approval by the City of Ontario for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If construction-related criteria air

pollutants are determined to have the potential to exceed the SCAQMD adopted thresholds of significance, the City of Ontario Building Department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:

- Require fugitive dust control measures that exceed SCAQMD 's Rule 403, such as:
    - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
    - Applying water every four hours to active soil disturbing activities
    - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by U.S. EPA as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

In compliance with MM 3-1, An Air Quality Assessment was prepared for the Project in August 2023 that analyzes the construction-phase-related air quality impacts of the Project, for additional information see **Appendix B.**

MM 3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).

In compliance with MM **3-2**, the Project design has included pedestrian connections to the Project site from Mountain Avenue and Fourth Street to existing pedestrian sidewalks.

MM AQ-1 Prior to discretionary approval by the City of Ontario for development projects subject to CEQA review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SCAQMD–adopted thresholds of significance, the City of Ontario Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible

mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).
- Provide changing/shower facilities as specified in Section A5.106.4.3 of CALGreen (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities per Section A4.106.9 of CALGreen (Residential Voluntary Measures).
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3 and Section A5.106.8.2 of CALGreen (Nonresidential Voluntary Measures; Residential Voluntary Measures).
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

In compliance with **MM AQ-1,** an Air Quality analysis was created for the Project in August 2023 that analyzes the operation-phase-related air quality impacts of the Project, for additional information see **Appendix B.**

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in Approved SEIR (Approved SEIR Impacts 5.3-1, 5.3-2, 5.3-3, and 5.3-4) and would not directly require mitigation. Regardless, the implementation of mitigation measures from the Approved SEIR would further reduce impacts. The Project would comply with **MM 3-1**, **MM 3-2**, and **MM AQ-1**, an Air Quality Assessment was conducted for the Project and is included as **Appendix B1** and the Project would undergo City review. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? [Approved SEIR Impact 5.3-2]

Construction Emissions

No New or More Severe Impacts: Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include Ozone (O_3)-precursor pollutants (i.e., Reactive Organic Gases (ROG) and Nitrogen Oxides (NOX)) and Particulate Matter 10 microns or less (PM10) and Particulate Matter 2 microns or less (PM2.5). Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from Project site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with Project site preparation activities as well as weather conditions and the appropriate application of water. Fugitive dust emissions may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby.

The Project's construction emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See **Appendix B** for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are summarized in in **Table 2: Construction-Related Emissions**.

Table 2: Construction-Related Emissions

Construction Year	Emissions (Maximum Pounds Per Day) [1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 2024	8.48	83.3	79.7	0.13	13.0	7.3
Year 2025	33.0	22.8	54.7	0.06	7.03	2.14
Year 2026	2.73	14.3	41.2	0.04	5.98	1.72
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix B for Model Data Outputs.

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

As shown in **Table 2: Construction-Related Emissions**, all criteria pollutant emissions would remain below their respective thresholds.

Operational Emissions

No New or More Severe Impacts: Project-generated emissions would be primarily associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. Long-term operational emissions attributable to the Project are summarized in **Table 3: Operational Emissions**.

Table 3: Operational Emissions

Source	Emissions (Maximum Pounds Per Day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	4.63	3.84	33.3	0.08	6.82	1.77
Area Source Emissions	11.0	5.33	34.3	0.03	0.43	0.44
Energy Emissions	0.06	1.01	0.44	0.01	0.08	0.08
Total Emissions	15.69	10.18	68.04	0.12	7.33	2.29
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.

As shown in **Table 3: Operational Emissions**, all criteria pollutant emissions would remain below their respective thresholds.

Cumulative Short-Term Emissions

No New or More Severe Impacts: The SCAB is designated nonattainment for Ozone (O_3), Particulate Matter 10 microns in diameter or less (PM_{10}), and Particulate Matter 2.5 microns in diameter or less ($PM_{2.5}$) for state standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. Appendix D of the SCAQMD White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (2003) notes that projects that result in emissions that do not exceed the project specific SCAQMD regional thresholds of significance should result in a less than significant impact on a cumulative basis unless there is other pertinent information to the contrary. Therefore, if a project is estimated to result in emissions that do not exceed the thresholds, the project's contribution to the cumulative impact on air quality in the SCAB would not be cumulatively considerable. As shown in **Table 3: Operational Emissions**, construction emissions of the Project would not exceed the SCAQMD significance thresholds, and the construction impacts would be less than significant levels. Therefore, the Project would not generate a cumulatively considerable contribution to air pollutant emissions during construction.

Cumulative Long-Term Impacts

No New or More Severe Impacts: The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in **Table 3: Operational Emissions**, the Project operational emissions would not exceed SCAQMD thresholds. As a result, operational emissions associated with the Project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Plans, Programs, and Policies:

The following includes existing requirements that are based on local, State, or federal regulations or laws that are frequently required independent of CEQA review. Typical standard conditions and requirements include compliance with the provisions of the Building Code, SCAQMD Rules, etc. The City may impose additional conditions during the approval process, as appropriate. Because these requirements are neither project specific nor a result of project development, they are not Mitigation Measures.

PPP AIR-1 New buildings are required to achieve the current California Building Energy Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11).

PPP AIR-2 Construction activities will be conducted in compliance with 13 California Code of Regulations (CCR) Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.

PPP AIR-3 Construction activities will be conducted in compliance with any applicable SCAQMD rules and regulations, including but not limited to the following:

- Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
- Rule 402, Nuisance, which states that a project 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."
- Rule 1113, which limits the volatile organic compound content of architectural coatings.

As stated in Impact 4.4.2(a) above, an Air Quality Assessment was created for the Project in August 2023 and is included as **Appendix B** to this Addendum, in keeping with MM AQ-1 and MM 3-1.

Mitigation Measures

Refer to **MM 3-2** and **AQ-1** from Approved SEIR, discussed above under Threshold (a).

Conclusion

The Project's emissions would not exceed the SCAQMD thresholds during both construction and operations. Thus, the impact would not be cumulatively considerable. With the implementation of mitigation measure measures in the TOP 2050 SEIR air quality impacts related to the proposed Project are

less than the significant and unavoidable impacts identified in the Approved SEIR (Approved SEIR Impacts 5.3-1, 5.3-2, 5.3-3, and 5.3-4). No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Expose sensitive receptors to substantial pollutant concentrations? [Approved SEIR Impact 5.3-3]

Localized Construction Significance Analysis

No New or More Severe Impacts: The nearest sensitive receptors are single-family residential dwellings located adjacent to the north and east of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing Local Significant Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, **Table 4: Equipment-Specific Grading Rates**, Equipment-Specific Grading Rates is used to determine the maximum daily disturbed acreage for comparison to LSTs. The appropriate SRA for the localized significance thresholds is the Southwest San Bernardino Valley (SRA 33) since this area includes the Project. LSTs apply to NO2, CO, PM10, and PM2.5. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to five acres in size. Project construction is anticipated to disturb a maximum of four acres in a single day. As the LST guidance provides thresholds for projects disturbing 1-, 2-, and 5-acres in size and the thresholds increase with size of the Project site, the LSTs for a 3.5-acre threshold were interpolated and utilized for this analysis.

Table 4: Equipment-Specific Grading Rates

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Site Preparation	Tractors	4	0.5	8	2.0
	Graders	0	0.5	8	0.0
	Dozers	3	0.5	8	1.5
	Scrapers	0	1	8	0.0
				Total Acres Graded per Day	**3.5**

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. SCAQMD's LST guidance recommends using the 25-meter threshold for receptors located 25 meters or less from the Project site. Therefore, the LSTs for 3.5 acres at 25 meters were used for the construction analysis which is consistent with the SCAQMD LST methodology. **Table 5:**

Localized Significance of Construction Emissions presents the results of unmitigated localized emissions during each construction activity. **Table 5: Localized Significance of Construction Emissions** shows that emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 5: Localized Significance of Construction Emissions

Construction Activity	Emissions (Maximum Pounds Per Day)[1]			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition (2024)	24.9	21.7	2.1	1.2
Site Preparation (2024)	36.0	32.9	6.7	4.1
Grading (2024)	18.2	18.8	3.7	1.7
Building Construction (2024)	11.2	13.1	0.5	0.5
Building Construction (2025)	10.4	13.0	0.4	0.4
Paving (2025)	7.5	10.0	0.4	0.3
Architectural Coating (2025)	0.9	1.1	0.03	0.03
Combined Building Construction / Paving (2025)	17.9	23	0.8	0.7
Combined Building Construction / Architectural Coating (2025)	11.3	14.1	0.4	0.4
Building Construction (2026)	9.9	13.0	0.4	0.4
Maximum Daily Emissions	**36.0**	**32.9**	**6.7**	**4.1**
SCAQMD Localized Screening Threshold (adjusted for 3.5 acres at 25 meters)	*220*	*1,713*	*11*	*7*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix B for Model Data Outputs.

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

Localized Operational Significance Analysis

The operational phase LST protocol applies to on-site emissions sources (area and energy sources). It is noted that the SCAQMD's LSTs are screening thresholds for localized emissions based on location, distance, and Project site size. LSTs thresholds for receptors located at 25 meters or less in SRA 33 were utilized in this analysis because the closest receptor is located adjacent to the east. Although the Project site is approximately 5.8 acres, the 5-acre LST threshold was also conservatively used for the Project, as the LSTs increase with the size of the site. **Table 6: Localized Significance of Operational Emissions** shows that the maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 6: Localized Significance of Operational Emissions

Activity	Emissions (Maximum Pounds Per Day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions	6.3	34.7	0.5	0.5
SCAQMD Localized Screening Threshold (adjusted for 5 acres at 25 meters*)*	*220*	*1,713*	*3*	*2*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme O_3 nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program[15] was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's LSTs and mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts.

NO_X and ROG are precursor emissions that form O_3 in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so O_3 may be formed at a distance downwind from the sources. Breathing ground-level O_3 can result health effects that include reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily O_3 concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that O_3 can make asthma symptoms worse and can increase sensitivity to asthma triggers.

The SCAQMD's 2022 AQMP focuses on the 2015 8-hour ozone standard with achieving attainment in 2037. The largest source of NO_X emissions (an O_3 precursor) in 2018 were related to on-road sources. The 2022 AQMP also emphasizes a shift in focus beyond on-road emissions to off-road sources. The 2022 AQMP identifies a 67 percent NO_X reduction beyond what we would achieve through current programs by 2037 and about 83 percent below current levels. In order to achieve this, the SCAQMD identifies the need for widespread adoption of zero emissions (ZE) technologies across all mobile sectors and stationary sources.

The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available ZE and low NOX technologies and (2) developing new ZE and ultra-low NOX technologies for use in cases where the technology is not currently available. SCAQMD will prioritize distribution of incentive funding in environmental justice (EJ) areas and seek opportunities to focus benefits on the most disadvantaged communities. The 2022 AQMP includes a total of 49 control measures. In addition to the NOX measures, the 2022 AQMP relies on co-

[15] Code of Federal Regulation (CFR) [i.e. PSD (40 CFR 52.21, 40 CFR 51.166, 40 CFR 51.165 (b)), Non-attainment NSR (40 CFR 52.24, 40 CFR 51.165, 40 CFR part 51, Appendix S)

benefits from climate and energy efficiency programs for further reductions, limited strategic measures for VOC reductions, and other actions.

The SCAQMD's air quality modeling demonstrates that NOX reductions prove to be much more effective in reducing O3 levels and will also lead to significant improvement in PM2.5 concentrations. NOX-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane.

There are significant challenges with correlating specific health effects that will occur as a result of a project's significant criteria air pollutant emissions. Generally, models that correlate criteria air pollutant concentrations with specific health effects focus on regulatory decision-making that will apply throughout an entire air basin or region. These models focus on the region-wide health effects of pollutants so that regulators can assess the costs and benefits of adopting a proposed regulation that applies to an entire category of air pollutant sources, rather than the health effects related to emissions from a specific proposed project or source. Because of the scale of these analyses, any one project is likely to have only very small incremental effects which may be difficult to differentiate from the effects of air pollutant concentrations in an entire air basin. In addition, such modeling efforts are costly, and the value of a project-specific analysis may be modest in relation to that cost. Furthermore, the results, while costly to produce, may not be particularly useful. For regional pollutants, it is difficult to trace a particular project's criteria air pollutant emissions to a specific health effect. Moreover, the modeled results may be misleading because the margin of error in such modeling is large enough that, even if the modeled results report a given health effect, the model is sufficiently imprecise that the actual effect may differ from the reported results; that is, the modeled results suggest precision, when in fact available models cannot be that precise on a project level.

As discussed above, the mass emissions thresholds developed by SCAQMD and used by CEQA lead agencies throughout southern California to determine potential significance of project-related regional changes in the environment are not directly indicative of exceedances of applicable ambient air standards. Meteorology, the presence of sunlight, and other complex chemical factors all combine to determine the ultimate concentration and location of O3 or PM. The effects on ground-level ambient concentrations of pollutants that may be breathed by people are also influenced by the spatial and temporal patterns of the emission sources. In other words, the effect on O3 and PM concentrations from a given mass of pollutants emitted in one location may vary from the effect if that same mass of pollutants was emitted in an entirely different location in the SCAB. The same effect may be observed when the daily and seasonal variation of emissions is taken into account. Regional-scale photochemical modeling, typically performed only for NAAQS attainment demonstration and rule promulgation, account for these changes in the spatial, temporal, and chemical nature of regional emissions.

Emissions from the construction and operation of the Project would vary by time of day, month, and season, and the majority of Project-related emissions, being generated by mobile sources driving to and from the Project site, would be emitted throughout a wide area defined by the origins and destinations

of people traveling to and from the Project. As SCAQMD has stated, "it takes a large amount of additional precursor emissions to cause a modeled increase in ambient ozone levels over an entire region."[16]

Specifically, for extremely large regional projects, the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NOX and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O3. Based on its recent experiences applying regional scale models to relatively small increase in emissions, SCAQMD's Amicus Brief in the Friant Ranch case stated: "[A] project emitting only 10 tons per year of NOX or VOC is small enough that its regional impact on ambient ozone levels may not be detected in the regional air quality models that are currently used to determine ozone levels." The Brief makes it clear that SCAQMD does not believe that there must be a quantification of a project's health risks in CEQA documents prepared for individual projects since it would be difficult to quantify health impacts for criteria pollutants. Also, the Project does not generate anywhere near 6,620 pounds per day of NOX or 89,190 pounds per day of ROG (VOC) emissions, which SCAQMD stated was a large enough emission to quantify O3-related health impacts. Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

As previously discussed, localized effects of on-site Project emissions on nearby receptors for the Project would be less than significant (refer to **Table 5: Localized Significance of Construction Emissions** and **Table 6: Localized Significance of Operational Emissions**). The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations. However, as discussed above, neither the SCAQMD nor any other air district currently have methodologies that would provide Lead Agencies and CEQA practitioners with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. Information on health impacts related to exposure to ozone and particulate matter emissions published by the U.S. EPA and CARB have been summarized above and discussed in the Regulatory Framework section. Health studies are used by these agencies to set the NAAQS and CAAQS.

Although it may be misleading and unreliable to attempt to specifically and numerically quantify the Project's health risks, this analysis provides extensive information concerning the Project's potential health risks. While the Project is expected to exceed the SCAQMD's numeric regional mass daily thresholds for ROG and NOX, this does not in itself constitute a significant health impact to the population adjacent to the Project and within the SCAB. The reason for this is that the mass daily thresholds are in pounds per day emitted into the air whereas health effects are determined based on the concentration of emissions in the air at particular receptor (e.g., parts per million by volume of air, or micrograms per cubic meter of air).

[16] Ibid. Page 34.

The NAAQS and CAAQS were developed to protect the most susceptible population groups from adverse health effects and were established in terms of parts per million or micrograms per cubic meter for the applicable emissions. As stated earlier, the mass emission thresholds were established primarily in conjunction with federal permitting "major source" thresholds. If emissions were below these "de minimis" emission rates, then the proposed Project is presumed to conform with the NAAQS. While based on the status of an air basin level of attainment of the health-based NAAQS, emissions in excess of the mass emission thresholds from one project does not mean the air basin would experience measurably higher ground level concentrations, or more frequent occurrences of ground level concentrations in exceedance of standards or delay timely attainment of a particular NAAQS.

Ozone concentrations are dependent upon a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground-level ozone concentrations in relation to the NAAQS and CAAQS, none of the health-related information can be directly correlated to the pounds/day or tons/year of emissions estimated from a single, proposed project. Therefore, it is impossible to correlate significant criteria pollutants from an individual project to health risk. **Table 2: Construction-Related Emissions** includes a list of criteria pollutants and summarizes common sources and effects. Thus, this analysis is reasonable and intended to foster informed decision making. Due to the uncertainty in the relationship between project-level mass emissions and regional ozone formation as well as limitations with currently available technical tools, the resulting health effects associated with the Project cannot be identified. Given this is speculative, no meaningful conclusion can be drawn with respect to potential health effects from the criteria pollutant emissions of the proposed Project.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the Project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined. Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard.

The SCAB was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP. The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard and Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The Project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard and Veteran Avenue

intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections resulting from 1,269 additional total vehicle trips attributable to the Project and distributed throughout the roadway network. Therefore, impacts would be less than significant.

As stated in Impact 4.4.2(a) above, the Air Quality Assessment is included as an appendix to this Addendum, per **MM AQ-1** and **MM 3-1**.

Mitigation Measures

Refer to **MM 3-1** and **AQ-1** from Approved SEIR, discussed above under Threshold (a).

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in the Approved SEIR. With the implementation of mitigation measure measures in the TOP 2050 SEIR no new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? [Approved SEIR Impact 5.3-4]

Construction

No New or More Severe Impacts: Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

Operations

No New or More Severe Impacts: The SCAQMD *CEQA Air Quality Handbook* identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and

fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors.

Mitigation Measures

No mitigation measures are required, and impacts would be less than significant.

Conclusion

Odors and other emissions related to the proposed Project are similar to the less than significant impacts identified in Approved SEIR. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.4.3 Overall Air Quality Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to air quality. Therefore, preparation of a SEIR is not warranted.

4.5 BIOLOGICAL RESOURCES

4.5.1 Summary of TOP 2050 Analysis

The City is almost completely developed with urban and agricultural uses, with no large open areas of native habitat. TOP 2050 includes policies to ensure that special-status species and habitat are protected through compliance with state and federal regulations (e.g., Policies ER-5.1 and ER-5.2). Projects under TOP 2050 that undergo independent CEQA review would be required to determine whether there is potential habitat on-site for sensitive species. If potential habitat were found on-site, focused surveys for those sensitive species potentially present would be required.

Implementation of TOP 2050 would not result in direct vegetation removal in surface water areas in the City; however, projects approved pursuant to TOP 2050 could indirectly result in such removal.

4.5.2 Analysis of Proposed Project

Threshold (a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Approved SEIR Impact 5.4-1]

Threshold (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Approved SEIR Impact 5.4-2]

Threshold (c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? [Approved SEIR Impact 5.4-3]

No New or More Severe Impacts: The Project is located within TOP 2050 Mixed Use – Neighborhood Activity Hubs (MU-NH). The Approved SEIR indicated that much of the City is developed with urban and agricultural uses, with very little native habitat remaining. Vacant land in the City would have low habitat value, because much of it is barren ground and does not support vegetation, and many areas of vacant land are small, surrounded by developed urban uses, and isolated from other vacant areas.[17] TOP 2050 includes policies to ensure that special-status species and habitat are protected through compliance with state and federal regulations. The Approved SEIR found that implementation of TOP 2050 would not result in direct vegetation removal in surface water areas in the City. Additionally, adherence to Policy ER-5.1 of TOP 2050 would support avoidance of adverse impacts to protected wetlands, waters of the United States, and waters of the State. Per the Approved SEIR detention basins would be designated as Open Space-Non-recreation or Open Space-Parkland.[18] Surface waters in the City such as detention basins and man-made lakes are assumed to contain sensitive natural communities if they support plants such as

[17] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.4-29 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[18] Ibid, Page 30.

mulefat and willow.[19] As the Project site is not designated Open Space-Non-recreation or Open Space-Parkland, it would not contain habitat classifiable as naturally sensitive basin. Furthermore, the Project site has been developed with active use structures and contains paved surfaces over the majority of the area. Therefore, no new impacts to riparian habitat or other sensitive natural community would be caused by Project implementation.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact on natural habitats and sensitive species. A less than significant impact was identified in the Approved SEIR with respect to natural habitats and sensitive species. The Project would be designed consistent with the applicable guidelines and standards within the Approved SEIR, and City Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? [Approved SEIR Impact 5.4-4]

No New or More Severe Impacts: As previously discussed much of the City is developed, and no regional wildlife movement corridors have been identified in the City.[20] The flood control channels and the Southern California Edison (SCE) corridors could serve as local corridors for movement within the City and between the San Gabriel Mountains to the north and the Prado Basin to the south.[21] There are trees and shrubs scattered throughout the City that may be used for nesting or roosting by migrating birds. The Project site contains two ornamental trees which could potentially form a habitat for nesting birds. However, Project construction and operation would be required to comply with the Migratory Bird Treaty Act (MBTA) [California Fish and Game Code Sections 3503, 3503.5, 3511, and 3513] which prohibits the take, possession, or destruction of birds, their nests or eggs. Therefore, the proposed Project would not result in new impacts or a substantial increase in the magnitude of impacts to wildlife movement.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact on wildlife movement and migratory patterns. A less than significant impact was identified in the Approved SEIR with respect to natural habitats and sensitive species. Additionally, no new information of substantial importance that was not known and

[19] Ibid.
[20] Ibid, Page 5.4-33
[21] Ibid.

could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? [Approved SEIR Impact 5.4-5]

Threshold (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? [Approved SEIR Impact 5.4-5]

No New or More Severe Impacts: There is one habitat conservation plan (HCP) in the City, a 19-acre area near the intersection of Greystone Drive and the eastern city boundary established to protect the Delhi Sands Flower-Loving Fly (DSFLF).[22] This HCP area would remain designated Industrial under TOP 2050. Additionally, any project proposed for development within this HCP pursuant to TOP 2050 would be required to consult with the USFWS regarding project impacts on DSFLF and mitigation of any such impacts. As previously discussed, the Project is located in the MU-8b zoning district of the City, out of the HCP and therefore would not impact the DSFLF HCP.

Mitigation Measures

None identified in the approved SEIR.

Conclusion

The Project would not result in new or more severe impact to established policies, plans, or ordinances protecting biological resources and no new or more severe impact to approved local, regional, or state habitat conservation plans. A less than significant impact was identified in the Approved SEIR with respect to established policies and plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.5.3 Overall Biological Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to biological resources. Therefore, preparation of a SEIR is not warranted.

[22] Ibid, Page 5.4-34

4.6 CULTURAL RESOURCES

4.6.1 Summary of TOP 2050 Analysis

TOP 2050 determined, with compliance to local, state and federal regulations restricting alteration, relocation, and demolition of historical resources, would ensure development would not result in adverse impacts to identified historic and cultural resources. Regulatory compliance would also ensure impacts to archaeological and paleontological resources would be less than significant. Additionally, no known native American gravesites or cemeteries are located in the City, although grading activities could potentially disturb human remains, including those outside of formal cemeteries. However Regulatory compliance would reduce impacts to be less than significant.

4.6.2 Analysis of Proposed Project

A Cultural Resources Assessment (CRA) was prepared for the Project by BCR Consulting LLC (BCR) in October 2023. The CRA was prepared based on research conducted through both a field survey of the Project area as well as record searches of the National Register of Historic Places (National Register), the California Register of Historic Places (California Register), and documents and inventories published by the California Office of Historic Preservation (COHP). The results of the CRA are summarized herein and included as Appendix C to this Addendum.

Threshold (a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? [Approved SEIR Impact 5.5-1]

No New or More Severe Impacts: The Approved SEIR found that despite implementation of mitigation measures, buildout of the Approved SEIR would still present a significant impact to historical resources.

A records search conducted for the Project found that six cultural resources studies had taken place within a half-mile of the Project site. However, no cultural resources were identified. BCR's field survey of the Project site was conducted in April 2023 and May 2023. During the field survey, one historic-period Post Office, and one historic-period commercial retail building were identified.[23] The historic-period buildings were evaluated based on the four National Register criteria for historical landmarks:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The two historic period structures were also evaluated against the City Development Code's (City Development Code §9-2615) criteria:

a. It exemplifies or reflects special elements of the City's history;

[23] BCR Consulting LLC. 2023. *Cultural Resource Assessment Euclid Mixed Use Specific Plan Project*. Page. 10.

b. It is identified with persons or events significant in local, state, or national history;

c. It is representative of the work of a notable builder, designer, architect, or artist;

d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;

e. It is a noteworthy example of the use of indigenous materials or craftsmanship;

f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or

h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Based on the previously listed criteria for both the National Register and the City's Development Code, it was determined that both historical period structures were not eligible for the California Register, and would not qualify as a City Historical Landmark. Department of Parks and Recreation (DPR) 523 forms were also completed for each historic era building. These forms include digital photographs of each structure, a summary description of each structure, and a cataloguing of resources present for each structure. Additional cultural data collected on the Project site as well as all completed DPR 523 forms are included in **Appendix C**. Neither the historic-period Post Office or commercial retail building meet the criteria for listing on the California Register, and do not quality as a historical resource under Section 15064.5.[24] Therefore, impacts would be less than significant.

Mitigation Measures

Mitigation Measures from TOP 2050 SEIR

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 5-1 Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approvals. Pursuant to City's Development Code (Chapter 4, Permits, Actions, and Decisions, and Chapter 7, Historic Preservation), mitigation measures for all Tier III Historic Resources shall include the following:

a) Each historic resource shall be fully documented and cataloged pursuant to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards, to provide a record of the resource, including but not limited to: [i] the preparation of site plans, floor plans, exterior and interior elevations, and detail drawings of character defining features (such as moldings, stairs, etc.); and [ii] photographs of the resource, including the exterior, interior, and interior and exterior character defining features (such as moldings, light fixtures, trim patterns, etc.).

[24] BCR Consulting LLC. 2023. *Cultural Resource Assessment Euclid Mixed Use Specific Plan Project*. Page. 11.

b) A mitigation fee established pursuant to Section 7.01.030 (Historic Preservation Mitigation Fee) shall be paid to the City prior to the issuance of a demolition permit for Tier III historic resources. Fees for Tier I and II historic resources shall be determined during the Environmental Impact Report process. The fees established for Tier III will be used as a reference point for establishing fees for Tier I and II historic resources.

c) A Certificate of Appropriateness shall not be issued for the demotion of an historic resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction, unless: [i] a waiver is granted pursuant to Subsection H (Replacement Structure Waiver for Historic Resources Located within Industrial Zoning Districts) of Section 4.02.050; [ii] a deferral of the replacement structure requirement is granted pursuant to Subsection G (Replacement Structure Deferral) of Section 4.02.050; or [iii] demolition is required pursuant to Section 7.01.050 (Unsafe or Dangerous Conditions) of this Development Code.

d) In an effort to preserve features and artifacts from historic resources, a determination whether items within or on the resource should be salvaged must be made by the Planning Department and may include the local historical society prior to the issuance of the demolition permit. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. The applicant shall provide an inventory of salvaged items to the Planning Department, and shall include a list of each item name, description, and dimension as necessary, and the location of each item on a floor plan.

In compliance with **MM 5-1,** a CRA was prepared for the Project in October 2023 which analyzed the two historic period structures on the Project site. Based on criteria for both the National Register and the City's Development Code, both historical period structures were not eligible for the California Register, and would not qualify as a City Historical Landmark. See **Appendix C** for additional details.

Conclusion

With the implementation of mitigation measures in the Approved SEIR, the Project would not result in a new or more severe impact to historical resources. A significant and unavoidable impact was identified in the Approved SEIR with respect to historical resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? [Approved SEIR Impact 5.5-2]

No New or More Severe Impacts: The Approved SEIR found that after compliance with existing federal, state, local regulations, and mitigation measures impacts to archeological resources or paleontological resources would be less than significant.

The CRA determined that significant archaeological deposits were not present on the Project site during the records search and field survey. However, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. In keeping with MM 5-2 of the Approved SEIR, prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural material, work in the immediate vicinity of the find should ceased and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Despite the lack of known archeological resources on the Project site, compliance with mitigation measures and State regulations would lead to a less than significant impact.

Mitigation Measures from TOP 2050 SEIR

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 5-2 In areas of documented or inferred archeological and/or paleontological resources presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

a) Archeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.

b) Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers.

In compliance with **MM 5-2,** a CRA was prepared for the Project site in October 2023 and determined that significant archaeological deposits were not present on the Project site during the records search and field survey. Prior to ground disturbing activities the Project site developer would alert field personnel to the possibility of buried prehistoric or historic cultural deposits, see **Appendix C** for additional details.

Conclusion

With the implementation of mitigation measure measures in the TOP 2050 SEIR the Project would not result in a new or more severe impact to archaeological resources. A less than significant impact with mitigation was identified in the Approved SEIR with respect to archaeological resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Disturb any human remains, including those interred outside of dedicated cemeteries? [Approved SEIR Impact 5.5-3]

No New or More Severe Impacts: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the NAHC to determine a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. Human remains were not identified during field exploration of the Project site. Additionally, the disturbed state of the Project site further reduces the potential to encounter buried remains. However, ground disturbing activities have the potential to reveal unknown human remains. Despite this, proper compliance with State Health and Safety Code Section 7050.5 would ensure proper handling and treatment of the remains. Impacts would, therefore, remain less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact to the disturbance of human remains. A less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.6.3 Overall Cultural Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162 (a), the Project would not result in any new or more severe impacts with respect to cultural resources. Therefore, preparation of an SEIR is not warranted.

4.7 ENERGY

4.7.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that upon implementation of regulatory requirements, standard conditions of approval, and mitigation measures impacts to energy would be less than significant.

4.7.2 Analysis of Proposed Project

Threshold (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? [Approved SEIR Impact 5.6-1]

Construction Impacts

Project construction would create temporary increased demands for electricity and vehicle fuels compared to existing conditions and would result in short-term transportation-related energy use. Energy consumption during construction (2024 through 2026) was calculated using the CalEEMod, Version 2022.1 computer model, and the results are shown in **Table 7**: **Construction-Related Fuel Usage**.

Table 7: Construction-Related Fuel Usage

Project Component	Gasoline (Gallons)	Diesel (Gallons)
Construction Worker Commute	152,741	0
Construction Hauling/Vendor Trips	0	77,047
Construction Off-Road Equipment	0	87,694
Total	195,564	164,741
Notes: Refer to Appendix D for Model Data Outputs.		
Source: CalEEMod Version 2022.1;		

Electrical Energy

Construction activities associated with the land uses accommodated under the Project would require electricity use to power the construction equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during demolition and grading would be gasoline-powered or diesel-powered, and the later construction phases would be electricity-powered, such as interior construction and architectural coatings. Overall, the use of electricity would be temporary in nature and would fluctuate according to the phase of construction. Additionally, it is anticipated that the majority of electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. Therefore, Project-related construction activities would not result in wasteful or unnecessary electricity demands and impacts would be less than significant.

Natural Gas Energy

It is not anticipated that construction equipment used for the Project would be powered by natural gas, and no natural gas demand is anticipated during construction. Therefore, impacts would be less than significant with respect to natural gas usage.

Transportation Energy

Transportation energy use depends on the type and number of trips, Vehicular Miles Traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. It is anticipated that the majority of off-road construction equipment, such as those used during demolition and grading activities, would be gasoline-powered or diesel-powered.

The use of energy resources by vehicles and equipment would fluctuate according to the phase of construction. To limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize non-essential idling of construction equipment during construction in accordance with Section 2449 of the CCR, Title 13, Article 4.8, Chapter 9. In addition, electrical energy would be available for use during construction from existing power lines and connection, which could minimize or avoid the use of generators that are less efficient than tying into existing SCE infrastructure. Furthermore, construction trips would not result in unnecessary use of energy since the Project site is centrally located and is served by numerous regional freeway systems (e.g., Interstate 10 [I-10], State Route 83 [SR 83], and State Route 60 [SR 60]) that provides the most direct and shortest routes from various areas of the region. Moreover, all construction-equipment operation would cease upon completion of Project construction. Thus, impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Additionally, over time as fuel efficiencies and fuel technologies improve, it is likely that transportation energy consumption will decrease. Overall, it is expected that construction fuel associated with land use developments accommodated under the Project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to transportation energy.

Operational Impacts

Project operation would create additional demands for electricity and natural gas compared to existing conditions and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting.

Electrical Energy

Operation of the existing facility consumes electricity for various purposes, including, but not limited to heating, cooling, and ventilation of buildings, water heating, operation of electrical systems, security and control center functions, lighting, and use of on-site equipment and appliances. The proposed electricity consumption for the apartments, retail use, and associated parking lot are shown in **Table 8: Electricity Consumption**.

Table 8: Electricity Consumption

Land Use	Electricity
Apartments	1,540,870
Retail	118,686
Parking Structure	740,570
Proposed Project Total	2,400,126
Source: CalEEMod Version 2022.1	
Notes: kWh = kilowatt hour Refer to Appendix D for Model Data Outputs.	

Electrical service to the Project would be provided by SCE through connections to existing offsite electrical lines and new on-site infrastructure. As shown in the table, the Project would have an annual electricity demand of 2,400,126 kilowatt hours (kWh)/year. While the Project would increase energy demand at the Project site compared to existing conditions, it would be required to comply with the applicable Building Energy Efficiency Standards and the CALGreen Code. Because the Project would be consistent with the requirements of these energy-related regulations, it would not result in wasteful or unnecessary electricity demands. Therefore, the Project would not result in a significant impact related to electricity.

Natural Gas Energy

The proposed natural gas consumption for the Project site is shown in **Table 9: Natural Gas Consumption**. As seen in the table, natural gas demand would total 4,012,198 kilo-British Thermal Units (kBTU)/year with the Project. Because the Project would be built to meet the Building Energy Efficiency Standards, it would not result in wasteful or unnecessary natural gas demands. Therefore, operation of the Project would result in less than significant impacts with respect to natural gas usage.

Table 9: Natural Gas Consumption

Land Use	Natural Gas (kBTU/year)
Apartment	3,940,273
Retail	71,925
Parking Structure	0
Proposed Project Total	4,012,198
Notes: kBTU = kilo-British thermal unit Refer to Appendix D for Model Data Outputs.	
Source: CalEEMod Version 2022.1	

Transportation Energy

The Project would consume transportation energy during operations from the use of motor vehicles. Because the efficiency of the motor vehicles in use, such as the average miles per gallon for motor vehicles involved with the Project are unknown, estimates of transportation energy use is assessed based on the overall VMT and related transportation energy use. The Project-related VMT would primarily come from future employees and for the commercial uses. As seen in **Table 10: Operation-Related Fuel Usage**, the VMT for the Project is estimated to be 3,479,538. However, the Project would involve the construction of residential and retail uses that would provide more opportunities for employment for residents of the City

and would be within an urbanized area with nearby amenities such as regional parks and public transit options like OmniTrans and Metrolink. Two bus stops are within 100 feet of the Project and Anthony Munoz Park is approximately 0.2 miles west of the Project site. Overall, it is expected that operation-related fuel usage associated with the Project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

Table 10: Operation-Related Fuel Usage

Vehicle Type	Gasoline		Diesel	
	VMT	Gallons	VMT	Gallons
Passenger Vehicles	3,206,728	148,460	0	0
Light/Medium Trucks	0	0	210,228	12,223
Heavy Trucks	0	0	62,582	10,259
Total	3,206,728	148,460	272,810	22,482
Notes: Refer to Appendix D for Model Data Outputs.				
Source: CalEEMod Version 2022.1				

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in new or more severe impact due to energy and electricity usage and production. A less than significant impact was identified in the Approved SEIR with respect to established policies and plans. The Project would be designed consistent with the applicable guidelines and standards within the Approved SEIR, and City Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? [Approved SEIR Impact 5.6-2]

Local Plans

City of Ontario Community Climate Action Plan (CAP)

The primary purpose of the City's Community CAP is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide CARB Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that relate to the energy efficiency of projects within the City. As shown in **Table 15: Community Climate Action Consistency**, the Project would comply and would not conflict with the measures and goals established by the City's Community CAP. Therefore, implementation of the project would be consistent with the energy efficiency and renewable energy standards of a City's local plan.

Top 2050

Table 11: Consistency with the TOP evaluates the consistency of the Project to the applicable policies of TOP. As shown in the table, the Project would generally be consistent with the applicable policies of TOP. For example, the sustainable design strategies in the Approved SEIR includes use of energy efficient LEDs, implementation of passive design such as building orientation, landscaping, and strategic colors to improve building energy performance, and use of high-performance dual pane window glazing in retail storefronts. Therefore, overall, the Project would be consistent and would not interfere with the Approved SEIR.

Table 11: Consistency with the TOP

Goal/Policy No.	Goal/ Policy	Consistency
Policy ER3-1	**Conservation Strategy**: Require conservation as the first strategy to be employed to meet applicable energy saving standards.	**Consistent:** The proposed Project incorporates energy-saving conservation strategies into its design guidelines by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies include incorporation of LED or metal halide lighting and energy efficient appliances.
Policy ER3-2	**Green Development – Communities:** Encourage the use of LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.	**Consistent:** Development of land uses accommodated under the Project would comply with the CALGreen Code, and implement strategies such as the use of low water use landscaping, and modern Heating, Ventilation, and Air Conditioning (HVAC) systems.
Policy ER3-3	**Building and Site Design:** Require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.	**Consistent:** The proposed Project includes the use of passive design to improve building energy performance through low water use landscaping. Additionally, the development of land uses accommodated under the proposed Project would also be designed in compliance with the CALGreen Code.
Policy ER3-4	**Green Development – Public Buildings:** We require all new and substantially renovated City buildings in excess of 10,000 sq ft achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	**Not Applicable:** This policy is applicable to City-owned buildings.
Policy ER3-5	**Fuel Efficient and Alternative Energy Vehicles and Equipment:** We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	**Not Applicable:** This policy is applicable to City-owned vehicles and equipment.
Source: City of Ontario. 2022. *TOP 2050, Environmental Resources Element*. https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources. (Accessed August 2023).		

The State's electricity grid is transitioning to renewable energy under California's RPS Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of

California objective of transitioning to renewable energy. SCE's Pathway 2045 concludes that reaching California's 2045 GHG goals requires the decarbonization of electricity, electrification of transportation, electrification of buildings, and utilization of low carbon fuels.[25] Achieving 100 percent renewable energy would be feasible with continued technical advances including the following:[26]

- Better weather forecasting technology is making it much easier for grid operators to precisely how much wind or solar generation we can depend on at any given time.
- The cost of zero-carbon generation sources like wind and solar have dramatically decreased in the past decade and continue to decline.
- The cost of energy storage technologies, which will help us be able to use renewables when the wind isn't blowing and the sun isn't shining, also continues to decline.
- New advancements in the ability of large and small electricity users to shift usage towards times when electricity is cheaper and when the supply of renewables is most abundant are helping to make the grid more flexible and able to accommodate very high levels of renewable energy.
- Grid operators around the western United States are coordinating to gain access to larger markets for renewables and other carbon-free flexible grid resources.
- Targeting energy efficiency during times of the day when renewables are less abundant (after the sun sets) will also help the grid operate more efficiently.

As discussed herein, the Project would comply with the Building Energy Efficiency Standards, the CALGreen Code, and energy efficiency measures implemented by the City CAP. Consistent with the CAP, the buildings developed under the Project would have rooftops that can support solar panels (i.e., solar-ready) which will comply with solar ready requirements of the Building Energy Efficiency Standards, which would enable future tenants to install a PV system. Therefore, implementation of the Project would support the statewide goal of decarbonization by 2045.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact due to conflicts with fossil fuel energy or renewable energy plan. A less than significant impact was identified in the Approved SEIR with respect to fossil fuel energy or renewable energy plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.7.3 Overall Energy Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to energy resources. Therefore, preparation of a SEIR is not warranted.

[25] Southern California Edison. 2023. Carbon Neutrality by 2045. Retrieved from: https://www.edison.com/our-perspective/pathway-2045. (Accessed August 2023).
[26] SB 100. 2023. *100% Clean Energy FAQs*. Retrieved from: https://focus.senate.ca.gov/sb100/faqs. (Accessed August 2023).

4.8 GEOLOGY AND SOILS

4.8.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that upon implementation of regulatory requirements, standard conditions of approval, and mitigation measures impacts to geology and soils would be less than significant.

4.8.2 Analysis of Proposed Project

Threshold (a) Directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving: [Approved SEIR Impact 5.7-1]

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state Geologist for the area or based on other substantial evidence of a known fault.

(ii) Strong seismic ground shaking

(iii) Seismic-related ground failure, including liquefaction

(iv) Landslides

No New or More Severe Impacts: There are no Alquist-Priolo Earthquake Fault Zone's located within the City.[27] The southern section of the San Andreas Fault is estimated to be capable of generating the greatest magnitude earthquake, 8.0. However, projects considered for approval under TOP 2050 would be required to comply with seismic safety provisions of the California Building Code (CBC) (Title 24, Part 2 of the California Code of Regulations).[28] Compliance with these regulations would reduce hazards arising from ground shaking to less than significant.

The Project site is in a developed area of the City and is not on or near a hillside. The Project site is relatively flat with a slight gradient to the southwest.[29] Therefore, the Project is not located in an area susceptible to landslides. The Approved SEIR found that groundwater levels throughout the City are greater than 50 feet below ground surface, so there is currently no potential for liquefaction in the City. In addition, the Approved SEIR found that implementation of projects in the pursuant to TOP 2050 could indirectly increase the number of people and structures in the City that could be subjected to earthquake-related hazards.[30] Projects developed pursuant to TOP 2050 would be required to meet the most current seismic safety requirements in the CBC. Although the proposed Project would result in an increased development compared to existing land uses, proposed development within the Project site would be within the assumptions made in the Approved SEIR and would not result in development of new,

[27] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-18. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[28] Ibid.
[29] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 – 1060 West Fourth Street & 1118 – 1126 North Mountain Avenue Ontario, Page 6. California. Irvine, CA: GeoKinetics
[30] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

previously undeveloped areas of Ontario. After compliance with safety provisions of the CBC, implementation of the Project would have less than significant impacts from seismic hazards.

Mitigation Measures

None found relevant to this Project.

Conclusion

The Project would not result in a new or more severe impact due to the exacerbation or exposure to hazards associated with seismicity, liquefaction, and landslide. A less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Result in substantial soil erosion or the loss of topsoil? [Approved SEIR Impact 5.7-2]

No New or More Severe Impacts: Per the Approved SEIR underlying the City is young alluvial sediment and wind-blown sand that is generally granular, poorly consolidated, and very susceptible to erosion.[31] Grading will increase the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. In addition, per the Approved SEIR the City requires an erosion/dust control plan for projects located within this area. Future projects' adoption of National Pollutant Discharge Elimination System (NPDES) permits and accompanied Stormwater Pollution Prevention Plans (SWPPPs) would reduce potential risks of erosion. The Project would comply with all requirements set forth in the NPDES permit for construction activities (e.g., implementation of Best Management Practices [BMPs] through preparation of a SWPPP), reducing potential impacts to less than significant levels. Additionally, compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure no significant impacts would occur. The Project site is currently developed and paved. Renovation of the Project site would involve earthmoving activities which could expose soil, but these activities would be temporary. Permanent ground covering structure and improvements would be placed which would generate a minimal chance of erosion. Therefore, after compliance with the safety provisions of the City's applicable regulations CBC, and appropriate implementation of development practices, the proposed Project would have less than significant impacts from soil erosion.

Mitigation Measures

No mitigation measures are required in TOP 2050, and impacts would be less than significant.

Conclusion

Erosion impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact relative to erosion, a less than significant impact was identified in the

[31] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would later the Approved SEIR's significance finding.

Threshold (c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? [Approved SEIR Impact 5.7-3]

Threshold (d) Be located on expansive soil, as defined in Table 18-1B of the Uniform building Code (1994), creating substantial direct or indirect risks to life or property? [Approved SEIR Impact 5.7-4]

Threshold (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? [Approved SEIR Impact 5.7-5]

No New or More Severe Impacts: Projects considered for approval under TOP 2050 could expose structures or persons to potentially significant hazards from ground subsidence and expansive soils.[32] However, compliance with CBC and review of grading plans for individual projects by the City Building Official would ensure that impacts would be minimal.[33] The young sediments underlying the City are generally dry and loose in the upper few feet, and are susceptible to compression.[34] Therefore, projects approved pursuant to TOP 2050 could expose persons or structures to potentially significant hazards from compressible soils.[35] However, as previously mentioned compliance with the CBC and review of grading plans for individual projects by the City Building Official would lead to less than significant impacts.

The proposed Project does not propose the use of septic tanks and would connect to existing sewer lines. Therefore, the Project would not result in new impacts or a substantial increase in the magnitude of impacts to geology and soils.

Mitigation Measures

No mitigation measures are required in TOP 2050, and impacts would be less than significant.

Conclusion

Soil hazard impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to soil hazards, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

[32] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-20. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[33] Ibid.
[34] Ibid, Page 5.7-21
[35] Ibid.

Threshold (f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? [TOP 2050 5.7-6]

No New or More Severe Impacts: The Approved SEIR found that buildout of the TOP 2050 would not result in impacts to paleontological resources with the implementation of **MM 5-2**. Ontario is underlain by deposits of Quaternary and upper-Pleistocene sediments deposited during Pliocene and early Pleistocene time. Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are therefore considered to have high sensitivity. Grading and construction activities associated with TOP 2050 in undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development that would be accommodated by TOP 2050 could potentially unearth previously unrecorded resources. Paleontological resources are recognized as nonrenewable and receive protection under the California Public Resources Code (Section 21083.2) and CEQA. Review and protection of paleontological resources are also afforded by CEQA for individual development projects that would be accommodated by TOP 2050, would be subject to discretionary actions that are implemented in accordance with the land use plan of TOP 2050. With implementation of **MM 5-2** Project impacts to unique paleontological resources or unique geological features would be less than significant.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. **MM 5-2** from the Approved SEIR would be applied to the proposed Project.

In compliance with **MM 5-2,** a CRA was prepared for the Project in October 2023 that provides recommendations should archaeological and/or paleontological resources be discovered during ground disturbing activities. However, no archeological or paleontological resources were identified. See **Appendix C** for additional details.

Conclusion

The Project would not result in a new or more severe impact to a unique paleontological resource or site or unique geological feature. A less than significant impact was identified in the Approved SEIR with respect to paleontological resources or site or unique geological features. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.8.3 Overall Geology and Soils Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to geology and soils. Therefore, preparation of a SEIR is not warranted.

4.9 GREENHOUSE GAS EMISSIONS

4.9.1 Summary of TOP 2050 Analysis

TOP 2050 includes an update to the City's Community Climate Action Plan (CCAP) which was adopted in 2014. The CCAP is a plan to reduce greenhouse gas (GHG) emissions and improve community resilience to hazardous conditions associated with climate change. The update to the CCAP includes updated emissions inventories; updated emissions forecasts; identifies GHG emissions reduction targets to achieve the GHG reduction goals of the City, consistent with Senate Bill 32, Executive Order S-03-05, and substantial progress toward the State's carbon neutrality goals of Executive Order B-55-18; and measures, that when quantified, achieve the GHG reduction targets for the City.

4.9.2 Analysis of Proposed Project

Threshold (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. [Approved SEIR Impact 5.8-1]

Construction Greenhouse Gas Emissions

No New or More Severe Impacts: The Project would result in direct emissions of Carbon Dioxide (CO_2), Nitrous Oxide (N_2O), and Methane (CH_4) from construction equipment and the transport of materials and construction workers to and from the Project site. The GHG emissions only occur during temporary construction activities and would be cease once construction is complete. The total GHG emissions (in Carbon Dioxide Equivalent [CO_2e]) generated during construction are shown in **Table 12: Construction-Related Greenhouse Gas Emissions**.

Table 12: Construction-Related Greenhouse Gas Emissions

Category	$MTCO_2e$	30-Year Amortized $MTCO_2e$
Construction Year 2024	587	19.57
Construction Year 2025	1,245	41.50
Construction Year 2026	1,118	37.27
Total Construction Emissions	*2,950*	*98.33* [1]

Note: Total does not sum due to rounding.
Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.

As shown in **Table 12: Construction-Related Greenhouse Gas Emissions**, the Project would result in the generation of approximately 2,950 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) over the course of construction. Construction GHG emissions are typically summed and amortized over a 30-year period and then added to the operational emissions. The amortized Project construction emissions would be 98.33 $MTCO_2e$ per year. Once construction is complete, the generation of these GHG emissions would cease.

Operational Greenhouse Gas Emissions

No New or More Severe Impacts: Operational emissions occur over the life of the Project. GHG emissions would result from direct emission sources such as Project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result

from indirect sources, such as off-site generation of electrical power, the energy required to convey water to, and wastewater from the Project, the emissions associated with solid waste generated from the Project, and any fugitive refrigerants from air conditioning or refrigerators.

Prior to issuance of a building permit, the City would review and verify that future development plans within the Project area demonstrate compliance with the current version of the Building and Energy Efficiency Standards. Development would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable Project site development, and energy efficiency. Construction activities would be required to monitor air quality emissions using applicable regulatory guidance such as the SCAQMD Rules.

GHG emissions associated with the Project are summarized in **Table 13: Operational Greenhouse Gas Emissions**. As shown in **Table 13: Operational Greenhouse Gas Emissions**, the Project's emissions would be 2,186.85 $MTCO_2e$ annually from both construction and operations.

Table 13: Operational Greenhouse Gas Emissions

Emissions Source	Annual Emissions
	MTCO2e per Year
Total Construction Emissions Amortized Over 30 Years	98.3
Area Source	84.3
Energy	593.0
Mobile	1,285.0
Waste	86.5
Water and Wastewater	39.4
Refrigerants	0.35
Total	**2,186.85**
Emissions per Dwelling Unit	6.13
2022 CCAP Update Threshold for residential developments completed between 2020 and 2030, emissions per Dwelling Unit	5.85
Exceeds Threshold?	**Yes**
Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.	

The Project includes 357 dwelling units; therefore, annual GHG emissions would equal 6.13 MTCO2e per unit, exceeding the 5.85 MTCO2e per unit threshold for residential projects completed before 2030. As such, the Project must achieve a minimum of 100 points on the Screening Table to show consistency with the 2022 CCAP Update.

Screening Table

To show consistency with 2022 CCAP Update the Project shall include selected Screening Table Measures that achieve a minimum of 100 points. The City shall verify that Screening Table Measures achieving a minimum of 100 points are incorporated in development plans prior to the issuance of building permit(s)

and/or Project site plans. The City shall also verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. By achieving the 100-point minimum, the Project would be consistent with the 2022 CCAP Update and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. An example of how the proposed Project could achieve a minimum of 100 Screening Table Points is provided in **Table 14: Example of GHG Performance Standards for Multi-Family Development**.

Table 14: Example of GHG Performance Standards for Multi-Family Development

Reduction Measure	Description	Feature	Points
Measure 1: Building Electrification	Replacement of gas appliance with efficient electric appliance	Electric Space Heater Electric Water Heater Electric Stove Electric Dryer	6 8 5 1
		Total for measure	**20**
Measure 4: Transit Oriented Communities	New development is located in a transit-oriented community	Development site is located within ½ mile radius of one or more of the following: a Bus Rapid Transit (BRT) stop, bus transit center, light rail station, the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, and/or High Quality Transit Corridor defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.	10
		Total for measure	**10**
Measure 6: Vehicle Electrification	Installation of EV charging stations for resident vehicle parking space	Installation of Level 2 EV or higher charging stations at a rate of 5-10% of required vehicle parking spaces.	10
		Total for measure	**10**
Measure 7: Active Transportation	Installation or improvement of bicycle facilities	Bicycle parking facilities with 1:1 ratio of bicycle parking to guest vehicle parking space.	3
	Installation or improvement of pedestrian facilities	Two or three pedestrian infrastructure improvements to street design on private streets, including, but not limited to curb extensions, raised crosswalks, speed humps/bumps, street tree plantings in parkways or street medians, and elevated pavement markings.	3
		Total for measure	**6**
Measure 10: Waste Diversion	Design and plan multi-family housing developments to include onsite areas for municipal compost/green waste and recycling bins/containers	Site design allocates sufficient space for storage and collection of green waste, organic waste, and recyclables.	33
		Total for measure	**33**

Reduction Measure	Description	Feature	Points
Measure 11: Water Conservation	Implement indoor water efficiency measures	Implement water efficient showerheads and faucets.	1
		Install on-demand water circulators on all showers/baths	2
	Incorporate outdoor water efficiency measures	Design and plan outdoor landscapes planted with drought-tolerant, low maintenance plants with a 1) drip irrigation system or 2) sprinkler irrigation system with a weather-based irrigation controller.	4
		Total for measure	**7**
Additional Measures	AR-1: Meet CalGreen	CalGreen Tier 2 Compliance	10
	AR-2: Generate energy from on-site solar PV	Solar PV that generates 30%-49% of residential energy needs on multifamily residential buildings that are 4 stories in height or taller.	5
		Total for measure	**15**
TOTAL POINTS			**101**

Source: City of Ontario, *Ontario Community Climate Action Plan: Greenhouse Gas Emissions Screening Tables*, Table 3, page 10. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf. (Accessed August 2023).

Conclusion

GHG emission impacts related to the proposed Project are similar to the less than significant impacts identified in Approved SEIR. No new impact relative to GHG emissions or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact to GHG emissions, a less than significant impact was identified in the Approved SEIR with respect to GHG. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. [Approved SEIR Impact 5.8-2]

City of Ontario Community Climate Action Plan Consistency

No New or More Severe Impacts: The primary purpose of the City's Community Climate Action Plan (CCAP) is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that improve

building energy efficiency, increase use of public and active transit, and decrease VMT, increase use of alternative-fueled vehicles, increase use of renewable energy, reduce water consumption, and reduce waste.

Table 15: Community Climate Action Plan Consistency, evaluates the consistency of the proposed Project to the applicable measures of the CCAP. As discussed in the table, the proposed Project would be consistent with all applicable measures. By using energy more efficiently, harnessing renewable energy to power buildings, recycling waste, and enhancing access to sustainable transportation modes, the City can keep dollars in local economy, create new green jobs, and improve community quality of life. As shown in **Table 15: Community Climate Action Plan Consistency**, the Project would not conflict with the goals of the CCAP.

Table 15: Community Climate Action Plan Consistency

CCAP Measure Name	Measure Description	Consistency	
Energy			
Energy – Strategy 1	**Building electrification.** Promote and incentivize the phase-out of gas appliances in new and existing homes and businesses throughout the community to advance GHG reductions, increase energy efficiency, and protect public safety and environmental health.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Energy – Strategy 2	**Onsite solar energy for existing residential development.** Continue to support and facilitate installation of rooftop solar photovoltaic and onsite solar energy systems in existing residential development.	N/A:	This measure only applies to existing residential development.
Energy – Strategy 3	**Onsite Solar Energy Systems for Nonresidential Development:** Ensure new large non-residential development, including City facilities, includes onsite renewable energy to support the site's energy needs by requiring solar photovoltaic panels or other appropriate onsite renewable energy generation systems for the following types of projects: • New commercial and office buildings, or existing commercial and office building expansions greater or equal to 45,000 sq ft in size. • New industrial or existing industrial buildings expansions greater or equal to 100,000 sq ft in size.	N/A:	The Project Proposes the development of a large residential structure with smaller (3,800 sq ft) of retail uses.
Energy – Strategy 4	**Green roofs.** Promote and incentivize residents and business owners to install green roofs to conserve energy and reduce surface water runoff.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Energy – Strategy 5	**Urban Cooling:** Maintain and expand the City's existing tree canopy, with a goal of planting 500 trees annually through 2050 and promote the use of pervious concrete and cool pavement for pavement projects.	Consistent:	The Proposed Project would include landscape installation and pervious concrete pavement.
Energy – Strategy 6	**Energy efficiency retrofits for low-income households.** Promote and incentivize voluntary energy efficiency	N/A:	This measure is not applicable to the proposed Project, as

CCAP Measure Name	Measure Description	Consistency	
	retrofits of homes to reduce natural gas and electricity usage, with the goal of retrofitting 9,000 low-income homes by 2050. Partner with community services agencies to fund energy efficiency projects, including heating, ventilation, air conditioning, indoor lighting, water heating equipment, insulation, and weatherization for low-income residents.		retrofits only apply to existing structures.
Energy – Strategy 7	**Energy efficiency retrofits.** Promote and incentivize voluntary energy efficiency retrofits to reduce in natural gas and electricity usage. Partner with regional agencies to expand access to existing energy efficiency and conservation opportunities, incentives, and technical assistance for residents and businesses.	N/A:	This measure is not applicable to the proposed Project, as retrofits only apply to existing structures.
Energy – Strategy 8	**Smart Growth and Infill.** Encourage revitalization of neighborhoods through higher-density, mixed-use, infill development and creative reuse of underutilized sites within the urban core.	Consistent:	The Project would construct multifamily residential and commercial retail land uses on an underutilized site in the City.
Transportation			
Transportation – Strategy 9	**Transit-Oriented Development:** Encourage development of compact, mixed-use, and transit-oriented development to improve the regional jobs-housing balance, especially on corridors served by high-ridership transit and bus rapid transit, such as Holt Avenue.	Consistent:	The proposed Project would provide a mixed-use development along a Mountain Avenue, a high-volume corridor with existing public transit.
Transportation – Strategy 10	**Increase Transportation Ridership.** Ensure a reliable and responsive transit system with dedicated and secure funding and resources to support increased ridership.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 11	**Traffic signal synchronization and roadway management.** Implement traffic and roadway management strategies to improve mobility and efficiency and reduce associated emissions.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 12	**Community vehicle electrification.** Promote and incentivize the adoption of electric vehicles (EV) citywide, including light-duty and heavy-duty vehicles, for municipal, commercial, and residential uses.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 13	**Active Transportation Networks:** Work with transit agencies, school districts, and employers to facilitate an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling, and walking.	Consistent:	The proposed Project would develop multifamily residential units near public transportation provided by OmniTrans.
Transportation – Strategy 14	**Vehicle Idling:** Limit idling of heavy-duty trucks. Support the SCAMQD and CARB anti-idling requirements and provide signage in key areas where	Consistent:	Commercial motor vehicles are required to comply with California Code of Regulations Section 2485 which would limit the idling of Diesel fueled

CCAP Measure Name	Measure Description	Consistency	
	idling that is not consistent with SCAMQD or CARB requirements might occur.		vehicles to no more than five minutes.
Transportation – Strategy 15	**Parking policy and event parking.** Adopt a comprehensive parking policy that encourages carpooling and the use of alternative transportation, including providing parking spaces for car-share vehicles at convenient locations with access to public transportation.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Off-road Equipment			
Off-Road Equipment – Strategy 16	**Electrification of construction and landscaping equipment.** Promote and incentivize the transition to electric construction and landscaping equipment.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Off-Road Equipment – Strategy 17	**Idling Ordinance for Construction Equipment:** Limit idling of heavy-duty off-road construction equipment to reduce air pollution and GHG emissions from construction activity.	Consistent:	Construction would be required to comply with California Code of Regulations Section 2485 and 2499 which would limit the idling of heavy-duty construction equipment to no more than five minutes.
Waste			
Waste – Strategy 18	**Methane capture at landfills.** Support efforts to reduce methane emissions from regional landfills.	N/A:	This measure is not applicable to the proposed Project.
Waste – Strategy 19	**Waste Diversion:** Exceed waste diversion goals recommended by AB 939 and CALGreen by adopting a citywide diversion target of at least 75 percent of waste.	Consistent:	The proposed Project would be subject to all applicable local, State, and federal waste diversion requirement.
Waste – Strategy 20	**Construction and Demolition Waste Recovery Ordinance:** Increase the amount of waste recycled during construction and demolition of buildings.	Consistent:	Contractors are required to comply with CALGreen Code Sections 4.408 and 5.408, requiring the recycling of a minimum of 65 percent of construction and demolition waste, refer to **PPP GHG-3**.
Water			
Water – Strategy 21	**Indoor water efficiency.** Encourage water-efficient retrofits of new and existing buildings by working with water providers and regional agencies.	Consistent:	The Project would comply with CALGreen Code Section 4.303 and require the installation of low flow fixtures.
Water – Strategy 22	**Water Efficient Landscapes and Water Recycling:** Promote drought-tolerant and fire-wise landscaping. Encourage increased use of reclaimed water for landscape irrigation, agricultural, and industrial use.	Consistent:	The proposed Project plans to incorporate native drought tolerant landscaping and would use recycled water to irrigate landscape areas as required by the City of Ontario Recycled Water Master Plan.
Water – Strategy 23	**Water system and wastewater operations efficiency.** Maximize efficiency at drinking water treatment,	N/A:	This measure is not applicable to the proposed Project.

CCAP Measure Name	Measure Description	Consistency	
	pumping, and distribution facilities, including development of off-peak demand schedules for heavy commercial and industrial users.		
Water – Strategy 24	**Methane capture for wastewater treatment.** Work with Inland Empire Utilities Agency (IEUA), the local wastewater treatment provider, to increase methane capture rate.	N/A:	This measure is not applicable to the proposed Project.
Other			
Strategy 25	**Methane capture for dairy operations.** Encourage and incentivize local dairy operations to reduce methane emissions through methane capture technology.	N/A:	This measure is not applicable to the proposed Project.
Strategy 26	**Climate change awareness and education.** Promote climate change awareness and GHG reduction community-wide through a variety of mechanisms, including through support of climate change education in schools or community colleges.	N/A:	This measure is to be taken at the City level.
Strategy 27	**Carbon sequestration.** Establish a citywide carbon sequestration project and sequestration goal of 5,000 MT CO_2 per year.	N/A:	This measure is to be taken at the City level.
Strategy 28	**Green jobs.** Support green job trainings and opportunities to create sustainable, living wage, quality employment opportunities.	N/A:	This measure is to be taken at the City level.

Source: City of Ontario, 2022. *Ontario Community Climate Action Plan*. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf. (Accessed August 2023).

SCAG's Connect SoCal

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (*2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy* [2020 RTP/SCS]). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. SCAG's RTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035 as well as an overall GHG target for the Project region consistent with both the target date of AB 32 and the post-2020 GHG reduction goals of Executive Orders 5-03-05 and B-30-15.

The RTP/SCS contains over 4,000 transportation projects, ranging from highway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices for everyone. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding.

The plan accounts for operations and maintenance costs to ensure reliability, longevity, and cost effectiveness. The RTP/SCS is also supported by a combination of transportation and land use strategies that help the region achieve state GHG emissions reduction goals and FCAA requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry, and utilize resources more efficiently. GHG emissions resulting from development-related mobile sources are the most potent source of emissions, and therefore Project comparison to the RTP/SCS is an appropriate indicator of whether the Project would inhibit the post-2020 GHG reduction goals promulgated by the state. The Project's consistency with the RTP/SCS goals is analyzed in detail in **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency**.

Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency

SCAG Goals		Compliance	
GOAL 1:	Encourage regional economic prosperity and global competitiveness.	Consistent:	The Project would draw new residents and retail businesses to the area, contributing to regional economic prosperity.
GOAL 2:	Improve mobility, accessibility, reliability, and travel safety for people and goods.	Consistent:	Although this Project is not a transportation improvement project, the Project is located near an existing transportation route along I-10.
GOAL 3:	Enhance the preservation, security, and resilience of the regional transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable.
GOAL 4:	Increase person and goods movement and travel choices within the transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.
GOAL 5:	Reduce greenhouse gas emissions and improve air quality.	Consistent:	The Project is located within an urban area in proximity to existing transportation routes and freeways. Location of the project within a developed area would reduce trip lengths, which would reduce GHG and air quality emissions. Additionally, the Project would achieve a minimum of 100 points on the City GHG Screening Table, thereby reducing GHG emission impacts to less than significant levels.
GOAL 6:	Support healthy and equitable communities	Consistent:	The Project includes a mix of uses including housing and neighborhood-serving retail proximate to employment, reducing vehicle miles traveled (VMT), promoting walkability, and contributing to a jobs/housing balance.
GOAL 7:	Adapt to a changing climate and support an integrated regional development pattern and transportation network.	Consistent:	The Project would be an infill development in an underutilized area which will provide housing in close proximity to designated public transit facilities and routes. Specifically, two OmniTrans bus stops are located within 100 feet of the Project site.
GOAL 8:	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.

SCAG Goals		Compliance	
GOAL 9:	Encourage development of diverse housing types in areas that are supported by multiple transportation options.	Consistent:	The Project involves development of a mix of uses (residential and commercial) that would provide diverse housing options that would be served by OmniTrans bus service on the southwest corner of the Project site, and approximately 60 feet southwest of the Project site.
GOAL 10:	Promote conservation of natural and agricultural lands and restoration of habitats.	Consistent:	The Project proposes a mix of residential and commercial land uses in an urbanized area and would therefore not interfere with conservation of natural or agricultural lands. The Project site is not considered vital habitat land and therefore would not conflict with restoration of habitats.
Source: Southern California Association of Governments, *Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy,* 2020.			

The goals stated in the RTP/SCS were used to determine consistency with the planning efforts previously stated. As shown in **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency**, the Project would be consistent with the stated goals of the RTP/SCS. Therefore, the Project would not result in any significant impacts or interfere with SCAG's ability to achieve the region's post-2020 mobile source GHG reduction targets.

California Air Resource Board Scoping Plan Consistency

Adopted December 15, 2022, CARB's *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with AB 1279. To achieve the targets of AB 1279, the 2022 Scoping Plan relies on existing and emerging fossil fuel alternatives and clean technologies, as well as carbon capture and storage. Specifically, the 2022 Scoping Plan focuses on zero-emission transportation; phasing out use of natural gas use for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines); and scaling up new options such as green hydrogen. The 2022 Scoping Plan sets one of the most aggressive approaches to reach carbon neutrality in the world. Unlike the 2017 Scoping Plan, CARB no longer includes a numeric per capita threshold and instead advocates for compliance with a local GHG reduction strategy (i.e., Climate Action Plan) consistent with CEQA Guidelines section 15183.5.

The key elements of the 2022 CARB Scoping Plan focus on transportation. Specifically, the 2022 Scoping Plan aims to rapidly move towards zero-emission (ZE) transportation (i.e., electrifying cars, buses, trains, and trucks), which constitutes California's single largest source of GHGs. The regulations that impact the transportation sector are adopted and enforced by CARB on vehicle manufacturers and are outside the jurisdiction and control of local governments. The 2022 Scoping Plan accelerates development of new regulations as well as amendments to strengthen regulations and programs already in place. Statewide strategies to reduce GHG emissions in the latest 2022 Scoping Plan include:

- Implementing SB 100 (achieve 100 percent clean electricity by 2045);
- Achieving 100 percent zero emission vehicle sales in 2035 through Advanced Clean Cars II; and

- Implementing the Advanced Clean Fleets regulation to deploy zero-emission vehicle (ZEV) buses and trucks.

Additional transportation policies include the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Clean Off-Road Fleet Recognition Program, and Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation. The 2022 Scoping Plan would continue to implement SB 375. GHGs would be further reduced through the Cap-and-Trade Program carbon pricing and SB 905. SB 905 requires CARB to create the Carbon Capture, Removal, Utilization, and Storage Program to evaluate, demonstrate, and regulate carbon dioxide removal projects and technology.

As indicated above, GHG reductions are also achieved as a result of State of California energy and water efficiency requirements for new residential developments. These efficiency improvements correspond to reductions in secondary GHG emissions. For example, in 2021 approximately 38 percent of the total electricity net generation in California was derived from natural gas combustion. Therefore, energy saving measures, such as Title 24, reduces GHG emissions from the power generation facilities by reducing load demand.

Scoping Plan Appendix D, Local Actions

Included in the 2022 Scoping Plan is a set of Local Actions (2022 Scoping Plan Appendix D) aimed at providing local jurisdictions without a CEQA-qualified CAP with the tools needed to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. CARB Scoping Plan Appendix D includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine consistency with the 2022 Scoping Plan. Notably, this section is focused on Residential and Mixed-Use Projects.[36] CARB specifically states that Appendix D does not address other land uses (e.g., industrial).[37] However, CARB plans to explore new approaches for other land use types in the future.[38]

CARB Scoping Plan Appendix D lists potential actions that support the State's climate goals. However, the Scoping Plan notes that the applicability and performance of the actions may vary across the regions. The document is organized into two categories (A) examples of plan-level GHG reduction actions that could be implemented by local governments and (B) examples of on-site project design features, mitigation measures, that could be required of individual projects under CEQA, if feasible, when the local jurisdiction is the lead agency.

Appendix D notes that project consistency with the Scoping Plan can be determined through consistency with a qualified CAP, and absent consistency with a qualified CAP the State recommends that residential and mixed-use projects meet the following three priority areas will reduce GHG emissions and should accommodate growth in a manner consistent with State GHG reduction and equity prioritization goals. These project attributes are intended to help local jurisdictions qualitatively identify projects that are

[36] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 21, November 2022.
[37] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 4, November 2022.
[38] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 21, November 2022.

clearly consistent with the Scoping Plan. Appendix D also notes that lead agencies may determine, with adequate additional supporting evidence, that projects that incorporate some, but not all, of the key project attributes are consistent with the State's climate goals.[39]

- Transportation Electrification. Table 3 in the 2022 Scoping Plan, Appendix D, notes that to be clearly consistent with the State's goals, projects should provide EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the CALGreen code.
- VMT Reduction. The Scoping Plan notes that to be consistent with the VMT reduction attribute, projects should be located on sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land; do not result in the loss or conversion of natural and working lands; and consist of transit-supportive densities (minimum of 20 residential dwelling units per acre).
- Building Decarbonization. Building decarbonization involves maximizing energy efficiency and reducing the use of fossil fuel energy.

However, as discussed previously, the City of Ontario has adopted a CEQA-qualified CAP and as shown in **Table 15: Community Climate Action Consistency**, the Project is consistent with the Ontario CCAP. As noted in Scoping Plan Appendix D, consistency with a qualified CAP ensures consistency with the Scoping Plan. Therefore, the Project is consistent with 2022 Scoping Plan and would comply with all applicable regulatory requirements.

Conclusion

The Project would be consistent with the Ontario CCAP, SCAG's RTP/SCS, and the CARB Scoping Plan. The Project would be required to comply with all existing regulations, including applicable measures from the City's General Plan.

As shown in **Table 13: Operational Greenhouse Gas Emissions**, approximately 86 percent of the Project Total GHG emissions are from energy and mobile sources which would be further reduced by the 2022 Scoping Plan goals (including achieve 100 percent clean electricity by 2045 [SB 100], achieving 100 percent zero emission vehicle sales in 2035 [Advanced Clean Cars II], and implementing the Advanced Clean Fleets regulation [ZEV buses and trucks]). Mobile source emissions would further decline in the future due to statewide measures discussed above (including the reduction in fuels' carbon content, CARB's Advanced Clean Car Program, CARB's Mobile Source Strategy, fuel efficiency standards, etc.), as well as cleaner technology and fleet turnover. SCAG's 2020 RTP/SCS is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035.[40] The Project includes a mix of a residential and commercial land uses that would potentially reduce the need to travel long distances for some residents and reduce associated GHG emissions.

At this time, it is not possible to quantify the emissions savings from future regulatory measures that have not yet been developed; nevertheless, it can be anticipated that Project operations would benefit from applicable measures are enacted to meet State GHG reduction goals. The Project would not impede the

[39] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 23, November 2022.
[40] California Air Resources Board, *SB 375 Regional Plan Climate Targets*, Retrieved from: https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/regional-plan-targets.

State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan.

In addition, the Ontario CCAP establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. The CCAP Screening Tables point values correspond to the minimum GHG emissions reduction expected from each feature. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CCAP. Such projects would be determined to have a less than significant individual and cumulative GHG emissions impact. Achieving 100 points ensures that the Project would not impede California's statewide GHG reduction goals for 2030 and 2050.

In conclusion, the Project does not conflict with the applicable plans that are discussed above and therefore, the Project does not have a significant impact.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

GHG emission impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to GHG emissions, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.9.3 Overall Greenhouse Gas Emissions Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to GHG emissions. Therefore, preparation of a SEIR is not warranted.

4.10 HAZARDS AND HAZARDOUS MATERIALS

4.10.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that upon implementation of regulatory requirements and TOP policies and programs, impacts to hazards and hazardous materials would be less than significant.

4.10.2 Analysis of Proposed Project

Threshold (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? [Approved SEIR Impact 5.9-1]

No New or More Severe Impacts: Implementation of the Project would increase the number of businesses and residents in the City, thereby increasing the amount of hazardous materials being transported, stored, and manufactured, and the number of people exposed to these materials. The Approved SEIR concluded that buildout of TOP 2050 would result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth in the City.[41] The storage, handling, use, and disposal of these materials are regulated by Federal and State requirements. The proposed Project would adhere to these regulations, including the Federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, potential effects stemming from the routine transport and use of hazardous materials during construction would be reduced and would not be substantial. Therefore, impacts are anticipated to be less than significant and would not pose new or additional impacts compared to the Approved SEIR.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The routine transport of hazardous materials impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to the routine transport of hazardous materials, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? [Approved SEIR Impact 5.9-1]

Threshold (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school? [Approved SEIR Impact 5.9-1]

[41] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.9-37. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Threshold (d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment [Approved SEIR Impact 5.9-2]

No New or More Severe Impact: A Phase I Environmental Site Assessment (ESA) was prepared for Project in August 2022 by GeoKinetics Geotechnical and Environmental Engineers (GeoKinetics) (refer to **Appendix E**). GeoKinetics prepared their ESA using data collected via a reconnaissance survey of the Project site; an evaluation of historical uses of the Project site and surrounding uses; and the review of available federal, state, and local environmental records.

The ESA concluded that the Project site contained no underground storage sites (USTs) or above-ground storage tanks (ASTs). Asbestos containing materials (ACMs) may be encountered on the Project site during demolition activities due to the age of the structures (some structures like the post office are older than 1978). Lead Based Paint (LBP) may also be encountered on the Project site during demolition of existing structures due to their age. LBPs may be present in some structures such as the post office which were constructed prior to the limitation of lead content paints by the Department of Consumer affairs in 1987.

A dry-cleaning operation was previously operational on the Project site and has since been closed and left vacant. The area which the dry-cleaning operation formerly occupied has undergone several phases of subsurface investigations and remedial actions through the Department of Toxic Substance Control's (DTSC's) Voluntary Cleanup Program (VCP). Tetrachloroethene (PCB) contaminants were discovered in harmful concentrations during soil gas testing, groundwater sampling, and indoor air sampling. Based on the results of the samplings, it was recommended that the western portion of the Project site be designated for commercial redevelopment. Additionally, it was recommended that an additional four semi-annual soil gas confirmation sampling events be performed in 2013 and 2014. PCE concentrations in soil gas were noted to be stable, or decreasing over the four sampling events except at a few locations where the detections were already below the Risk-Based Target Concentration (RBTC) levels. The DTSC issued a No Further Action (NFA) letter on December 15, 2017, for Area B (essentially the area of the Ontario Plaza Building) and established a commercial/industrial land use deed restriction and an unrestricted "no further action" designation for Area A (the remainder of the site) (refer to **Figure 16: Deed Restriction Overlay**). All future Project site development must follow the guidelines in existing the Land Use Covenant, the deed restriction, and the NFA Letter. No other hazardous materials or waste was discovered on the Project site.[42]

Hazardous materials which would be encountered on the Project site have been previously remediated and has been designated as no further action by the DTSC. Furthermore, as shown in **Figure 16: Deed Restriction Overlay**, the Project parking garage would occupy the entire area formerly restricted to commercial and industrial uses, further separating future residential structures from being erected within the area containing the commercial/industrial deed restriction. Furthermore, the Project would be required to comply with federal and state regulations, City ordinances, and TOP 2050 policies guiding construction activities and adequate treatment of hazardous materials such as LBPs and ACMs. Compliance with federal and state regulations would require adequate handling of hazardous substances

[42] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 - 1060 West Fourth Street & 1118 - 1126 North Mountain Avenue Ontario, California. Irvine, CA: GeoKinetics

to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Therefore, impacts associated with additional hazardous waste transport, use, and/or disposal that would occur would be less than significant with adherence to the existing regulations.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

Hazardous materials impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact, a less than significant impact was identified in the Approved SEIR with respect to hazardous materials. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard or excessive noise for people residing or working in the project area? [Approved SEIR Impact 5.9-3]

No New or More Severe Impacts: The Federal Aviation Administration and Caltrans Division of Aeronautics provide guidance for land use safety near airports. With adherence to these guidelines, high concentrations of people are not exposed to potential airplane accidents along runways or near airports while airplanes are departing and arriving. The Project is within the Airport Influence Area (AIA) of the Ontario International Airport and therefore should be consistent with the adopted ONT ALUCP and should meet standards and recommendations of Part 77 of the FAA, adopted through Ordinance 2758 in the Ontario Municipal Code.[43] A consistency determination analysis for ONT was prepared by the City and submitted to ONT-IAC, and it was found that TOP 2050 is consistent with ALUCP for the Ontario International Airport (ONT-IAC 2022).[44] The Chino Airport is predominantly a recreational airport.[45] Since the airport is not planned for expansion and would remain primarily recreational, and only lower elevation buildings surround it and would continue to surround it upon project implementation, the Chino Airport poses no unique hazards.[46] Additionally, the Project site is outside of any of the ONT ALUCP safety zones.[47] Thus, TOP 2050 ensures compatibility with ONT and Chino Airport. The Proposed project would not result in new or a substantial increase in magnitude of impacts.

[43] Ontario Airport Planning. 2018. Ontario International Airport Land Use Compatibility Plan, Map 2-1: Compatibility Policy Map: Airport Influence Area. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-1.pdf (Accessed September 2023).

[44] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.9-39. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

[45] Ibid, Page 5.9-40.

[46] Ibid.

[47] Ontario Airport Planning. 2018. Ontario International Airport Land Use Compatibility Plan, Map 2-2: Compatibility Policy Map: Safety Zones. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-2.pdf (Accessed September 2023).

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact due to proximity to an airport or airport land use plan, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? [Approved SEIR Impact 5.9-4]

No New or More Severe Impacts: As part of TOP 2050, a Vulnerability Analysis was conducted that determined, the threat of flood is Ontario's greatest hazard as large portions of the City are within a flood zone.[48] The City's Roadway Classification map identifies that there are substantial improvements in transportation infrastructure planned to accommodate the increase in population in the City in the event of an emergency. Additionally, the Ontario Fire Department reviews development applications to ensure that adequate emergency accessibility is provided based on local and state guidance. The Project would include the placement of an EVA lane which allows emergency personnel access to the Project in moments of emergency. Therefore, the Project would not result in new impacts or a substantial increase in the magnitude of impacts.

Mitigation Measures

None proposed in the Approved SEIR.

Conclusion

The Project would not result in a new impact relative to established emergency plans, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? [Approved SEIR Impact 5.9-5]

No New or More Severe Impacts: The City is outside of the State Responsibility Area (SRA), but the California Department of Fire and Forestry (CAL FIRE) has determined that the City contains no areas subject to very high wildfire risk.[49] However, the City acknowledges that even though fuel loading is light and fire risk comes primarily from urban fires, not wildfires, there is some risk related to wildfires.[50] There are many resources available to address wildland fires should they arise, including the CAL FIRE *2019 Strategic Fire Plan for California*, the California Fire Code, County of San Bernardino Multi-jurisdiction

[48] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-41. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[49] Ibid.
[50] Ibid.

Hazard Management Plan, the Ontario LHMP, and fire services from the Ontario Fire Department. With adherence to these building practices, development of the Project would not exacerbate risk or result in post-wildfire hazards (landslides, mudflows, and flooding).

Mitigation Measures

None proposed in the Approved SEIR.

Conclusion

Wildfire risk impacts related to the proposed Project are less than the significant, a less than significant impact was evaluated in the Approved SEIR. The Project would not result in a new impact relative to wildfire risk. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.10.3 Overall Hazards and Hazardous Materials Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hazards or hazardous materials. Therefore, preparation of a SEIR is not warranted.

4.11 HYDROLOGY AND WATER QUALITY

4.11.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that compliance with the MS4 permit includes implementation of Project site design and source control BMPs that reduce the potential for pollutants to enter runoff and treatment control BMPs that remove pollutants from stormwater. Additionally, after compliance with permits impacts would be less than significant.

4.11.2 Analysis of Proposed Project

Threshold (a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? [Approved SEIR Impact 5.10-1]

No New or More Severe Impacts: Implementation of TOP 2050 was found to not substantially alter the amount of developed land in the City. However, most of Ontario Ranch is agricultural land which is designated for future urban use development by the TOP 2050. Based on the Approved SEIR findings, implementation of National Pollution Discharge Elimination System (NPDES) and Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs) would effectively minimize the construction impacts associated with water quality. BMPs included in these permits may include actions such as:

- Project site design standards that maximize permeable areas, use porous pavements, and focus on natural drainage systems;
- Structural source control that minimizes pollution of stormwater by such means as paving trash storage areas and fueling areas with impervious surfaces, and grading such areas to block run-off; and
- Treatment Control measures that Remove pollutants from stormwater by filtration, media absorption, or other means.

Additionally, the Project would be required to control pollutants in discharges of stormwater from postconstruction activities through preparation of a Water Quality Management Plan (WQMP). As discussed in 4.10, Hazards and Hazardous Materials above, hazardous contamination found in the groundwater within the Project area was remediated and found to require no further action according to DTSC.[51] .

During Project operation, the residential and retail uses within the Project site would utilize newly placed sewer systems improved within the site, including a grease interceptors and additional sewer facilities.

The Project would comply with Federal, state, and local regulations regarding the maintenance of water quality standards and therefore impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

[51] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 – 1060 West Fourth Street & 1118 – 1126 North Mountain Avenue Ontario, California. Irvine, CA: GeoKinetics

Conclusion

Water quality degradation impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact relative to water quality, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? [Approved SEIR Impact 5.10-2]

No New or More Severe Impacts: Nearly all of the Project site is impermeable surfaces which are unideal for groundwater recharge. Regardless, projects considered for approval under TOP 2050 would have to meet the following requirements for limiting impacts to groundwater recharge:

- BMPs for compliance with NPDES regulations, for instance, preservation of existing vegetation.
- Preparation of project-specific hydrology studies estimating project impacts on drainage, in accordance with procedures in the *San Bernardino County Technical Guidance Document for WQMPs (2013)*.

According to the Approved SEIR the TOP 2050 contains policies that would promote infiltration of runoff and groundwater recharge, that encourage the use of low impact development (LID) strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.[52] Application of these policies would further lead to less than significant impacts due to groundwater resources. Furthermore, the Chino Groundwater Basin is adjudicated and is considered by DWR to be a very low priority groundwater basin.[53] Therefore, the Project would not deplete or otherwise substantially degrade surface or groundwater quality, nor would it substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basins. Therefore, the proposed Project would not result in a new or a substantial increase in magnitude of impacts that would impede sustainable groundwater management of the basin.

Mitigation Measures

No mitigation measures are required in the Approved SEIR, and impacts would be less than significant.

Conclusion

Groundwater supply impacts related to the proposed Project are less than the significant. The Project would not result in a new impact or more severe relative to groundwater supply, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance

[52] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.10-22. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[53] Ibid, Page. 5.10-23.

that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: [Approved SEIR Impact 5.10-3]

i) Result in a substantial erosion or siltation on- or off-site.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows.

No New or More Severe Impacts: Future development associated with the Project would involve site improvements that require grading, excavation, and soil exposure during construction, with the potential for erosion or siltation to occur. To minimize these impacts and as discussed in the Approved SEIR, the Project would be required to comply with the requirements in the State Water Resources Control Board's (SWRCB's) Construction General Permit (CGP) including the preparation of a notice of intent and SWPPP prior to the start of construction activities. Additionally, to comply with MS4 Permit and San Bernardino County Stormwater Program, the Project would also be mandated to install stormwater treatment BMP's that retain the 2-year, 24-hour rainfall event.

As previously discussed, the Project would be required to attain an NPDES permit and associated SWPPP. These two processes and the associated BMPs would adequately minimize potential off-site water quality impacts. Construction-related BMPs would be identified based on site-specific conditions during preparation of a SWPPP for the Project. Long term operational BMPs would be identified through issuance of an NPDES permit through the RWQCB and would include water quality features to ensure that runoff is treated prior to discharge into the storm drain or regional conveyance facilities. The Project would also include the development of stormwater facilities designed to adequately convey and manage stormwater flows experienced within the Project site.

Additionally, according to the Federal Emergency Management Act (FEMA) National Flood Hazards Map, the Project is located in an area of minimal flood hazard.[54] Additionally, only small portions of the City adjacent to flood control channels, detention basins, and creeks are in the 100-year flood plain. However, as discussed above the proposed Project is located in an area of minimal flood hazard.[55]

The Project would include connections to existing stormwater systems but would not include modifications to stormwater facilities which would impede or redirect stormwater flows. As well, the Project site is currently disturbed with impermeable surfaces over the majority of the site. The development of the Project would not introduce substantial amounts of impermeable surfaces beyond

[54] FEMA's National Flood Hazard Layer. *06071C8608H*. Retrieved at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. (Accessed July 2023)
[55] Ibid.

what exists on the Project site currently. See **Figure 17: Project Utility Layout** for a diagram of utilities proposed for the Project.

As such, the Project would result in no new or more severe impact from erosion or siltation and would not create or contribute runoff water that would exceed the capacity of existing drainage systems. The Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, the Project would not substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create the above-mentioned disasters. A less than significant impact is anticipated from Project implementation. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Drainage pattern impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to drainage patterns, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. [Approved SEIR Impact 5.10-4]

No New or More Severe Impacts: The Approved SEIR determined that only small portions of Ontario are in the 100-year floodplain, adjacent to flood control channels, detention basins, and creeks. Under TOP 2050, to reduce impacts of potential developments within 100-year flood zones the City will require any new development partially or entirely in 100-year flood zones to provide detailed floodplain mapping for 100- and 200-year storm events as part of the development process. The City will also require that facilities using hazardous materials comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year or 500-year flood zone unless all standards of elevation, floodproofing, and storage have been implemented to the satisfaction of the Building Department. As discussed above the Project site is located in an area of minimal flood hazard. Nevertheless, the Project would comply with all applicable policies of the TOP 2050.

Additionally, there are no large bodies of water that would result in a seiche during seismic activity. The reservoirs/aboveground water tanks within the City are enclosed, thereby minimizing the possibility of a seiche. The Project location is inland and approximately 30 miles from the ocean and is not at risk of flooding from tsunamis. Therefore, impacts associated with release of pollutants due to inundation would be less than significant. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Tsunami and flood hazard impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to tsunami and flood hazard, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [TOP 2050 Impact 5.10-5]

No New or More Severe Impacts: The City's groundwater supplies are from the Chino Groundwater Basin, which is adjudicated and managed by the Chino Basin Watermaster. The Chino Basin is exempt from legislative requirements under the Sustainable Groundwater Management Act (SGMA) because it is an adjudicated basin and is not required to prepare a groundwater sustainability plan. As discussed in the Approved SEIR, projects approved under TOP 2050 would be required to comply with the Santa Ana River Bain Plan and to control pollutants in discharges of stormwater from postconstruction activities under NPDES Permit No. CAS618036 through preparation of a WQMP identifying BMPs for prevention of stormwater pollution during the post-construction phase, including site-design, source-control, and/or treatment of BMPs. Additionally, adherence to the State CGP, implementation of the SWPPP, and adherence to the City's Erosion and Sediment Control Plan requirements, would ensure that surface and groundwater quality are not adversely impacted during construction of the Project. Therefore, the proposed Project would not obstruct or conflict with the RWQCB's Basin Plan or any groundwater management plan, and impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Water quality control plan impacts related to the proposed Project are less than significant. A less than significant impact was evaluated in the Approved SEIR. The Project would not result in a new or more severe impact relative to water quality control plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.11.3 Overall Hydrology and Water Quality Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and water quality. Therefore, preparation of a SEIR is not warranted.

4.12 LAND USE AND PLANNING

4.12.1 Summary of TOP 2050 Analysis

According to the Approved SEIR, implementation of the TOP 2050 would not divide an established community. Additionally, the Approved SEIR concluded that implementation of the TOP 2050 would not conflict with established plans adopted for the purpose of avoiding or mitigating an environmental effect.

4.12.2 Analysis of Proposed Project

Threshold (a) Physically divide an established community? [Approved SEIR Impact 5.11-1]

No New or More Severe Impacts: According to TOP 2050, the Project would be built on land zoned for multi-family mixed use development and is surrounded by a variety of urban land uses. Thus, Project implementation would not physically divide an established community. The Project would be developed consistently with the preferred land uses of the MU-NH land use designation and the MU-8b zoning district. Therefore, there are no new or more severe impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Land use and planning impacts related to the division of an established community related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to land use and planning, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? [Approved SEIR Impact 5.11-2]

No New or More Severe Impacts: As discussed in the Approved SEIR, TOP 2050 is intended to be a framework for planning and development in the City for the next 30 or more years. Additionally, buildout of TOP 2050 Land Use Plan would provide sufficient dwelling units, population, and employment capacity to exceed SCAG's projections for 2050.

Less than significant impacts related to land use and planning are identified in the Approved SEIR. Specifically, the Approved SEIR concluded that the TOP 2050 Land Use Plan would not introduce incompatible land uses to the City and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project would remain consistent with the vision and goals of the TOP 2050 by providing additional dwelling units and employment opportunities and would not require a modification of land use designation for the Project site. Additionally, the TOP 2050 encouraged the development of mixed-use developments within the Project site through the implementation of a MU-NH land use

designation. Specifically, the TOP 2050 estimated that future buildout of the MU-NH Mountain and Fourth land use area would allow for the development of 251 dwelling units and 75,008 square feet of nonresidential uses. While the Project would exceed estimated residential buildout by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft. Additionally, the Project would remain consistent with the development density standards of MU-NH land use areas.[56]

The Project would be developed within the standards of this land use designation and would not propose or necessitate a general plan amendment due to conflicts with the goals or standards of this land use type. Furthermore, the Project would further the City's goal of generating manageable growth that can be accommodated by commercial or amenity uses within the City.

Furthermore, the Project would include the creation of a PUD, as required by the City Development Code, to designate site-specific development standards for the Project site which would act as the presiding standards for this Project and future developments. These standards are able to vary from established standards within the City Development Code but would be required to remain consistent with the TOP 2050. Additionally, **Table 11: Consistency with the TOP**, **Table 15: Community Climate Action Consistency**, and **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency** summarize the Project's consistency with established regional and local land use plans. Therefore, development of the roadway with open space amenities would not create new impacts.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Land use and planning impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to land use and planning, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.12.3 Overall Land Use Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and land use and planning. Therefore, preparation of a SEIR is not warranted.

[56] City of Ontario. 2022. City of Ontario Policy Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

4.13 MINERAL RESOURCES

4.13.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that buildout associated with TOP 2050 would not impact mineral resources of statewide, regional, or local value. Additionally, the TOP 2050 would allow mineral extraction only in areas both within Mineral Resource Zone-2 (MRZ-2) and within a Mineral Resource Sector. Areas which do not have both classifications would not be available for mineral extraction.

4.13.2 Analysis of Proposed Project

Threshold (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? [Approved SEIR Impact 5.12-1]

Threshold (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? [Approved SEIR Impact 5.12-1]

No New or More Severe Impacts: As described in Section 5.12.2 of the Approved SEIR there are two areas in Ontario that are designated MRZ-2, where significant mineral resources are known or are likely. The remainder of the City is designated MRZ-3, where the significance of mineral deposits is unknown. The Project development in an MRZ-3 area would not result in significant impacts because mineral resources of statewide or local importance are not identified on the California Geological Survey's P-C maps. Additionally, the Project site would fall outside of a Mineral Resource Sector and would not allow for mineral extraction. Therefore, the Project would not result in the loss of availability of a known mineral resource in Ontario and impacts to mineral resources would be less than significant.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Mineral resource impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to mineral resources, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.13.3 Overall Mineral Resources Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and land use and planning. Therefore, preparation of a SEIR is not warranted.

4.14 NOISE

4.14.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that buildout associated with TOP 2050 would contribute to considerable increases in ambient and construction-related noise. Additionally, TOP 2050 concluded that since details of individual development projects in the City are currently unknown, potentially significant impacts may not be reduced to less than significant levels by **MM 12-2** and **MM 12-4**.

4.14.2 Analysis of Proposed Project

Threshold (a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. [Approved SEIR Impact5.13-1 and Impact 5.13-2]

Construction

Construction noise typically occurs intermittently and varies depending on the construction activity's nature or phase (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect noise-sensitive receptors near the construction site. The nearest sensitive receptors to the Project site construction area are existing residential uses to the north and east, adjacent to the Project property boundary. However, it is noted that construction activities would occur throughout the Project site and would not be concentrated at a single point near noise-sensitive receptors.

Construction activities would include demolition, Project site preparation, grading, building construction, paving, and architectural coating. Such activities would require:

- Industrial saws, excavators, and dozers during demolition;
- Dozers and tractors during Project site preparation;
- Excavators, graders, dozers, and tractors during grading;
- Cranes, forklifts, generators, tractors, and welders during building construction;
- Pavers, rollers, and paving equipment during paving; and
- Air compressors during architectural coating.

Typical noise levels associated with individual construction equipment are listed in **Table 17: Typical Construction Noise Levels**. For safety reasons, heavy duty construction equipment and machinery are assumed to stay a minimum of 25 feet from the boundaries of occupied properties.

Table 17: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) at 50 feet from Source	Typical Noise Level (dBA) at 25 feet from Source[1]
Air Compressor	80	86
Backhoe	80	86
Compactor	82	88
Concrete Mixer	85	91
Concrete Pump	82	88
Concrete Vibrator	76	82
Crane, Mobile	83	89
Dozer	85	91
Generator	82	88
Grader	85	91
Impact Wrench	85	91
Jack Hammer	88	94
Loader	80	86
Paver	85	91
Pneumatic Tool	85	91
Pump	77	83
Roller	85	91
Saw	76	82
Scraper	85	91
Shovel	82	88
Truck	84	90
1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1+20Log(d_1/d_2)$ Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance		
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.		

Although the construction equipment noise levels in **Table 17: Typical Construction Noise Levels** are from the Federal Transit Administration's (FTA's) 2018 *Transit Noise and Vibration Impact Assessment Manual*, the noise levels are based on measured data from an EPA report which uses data from the 1970s,[57] the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) which uses data from the early 1990s, and other measured data. Since that time, construction equipment has been required to meet more stringent emissions standards and the additional necessary exhaust systems also reduce noise from what is shown in the table.

Section 5-29.09 (Construction Activity Noise Regulations) of the City of Ontario Municipal Code restricts noise sources associated with construction activities between the hours of 7:00 AM to 6:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturday. While the City establishes limits to the hours during which construction activity may take place, it does not identify specific noise level limits for construction noise levels. The City's permitted hours of construction are required in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant impact.

[57] U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, NTID300.1, December 31, 1971.

Quantitative Construction Noise Assessment

However, this analysis conservatively uses the FTA's threshold of 80 A-weighted decibels (dBA) and 85 dBA (8-hour Equivalent Continuous Sound Pressure Level [L_{eq}]) to evaluate construction noise impacts for residential and commercial uses, respectively.[58] It should be noted that although **Table 17: Typical** Construction Noise Levels shows that some equipment would exceed 80 dBA at 25 feet, the FTA's noise threshold is measured over an eight hour period, meaning that a single piece equipment would need to be stationary and operating continuously for eight hours to exceed the 80 dBA threshold. In addition, standard construction provides 25 dBA of exterior-to-interior noise attenuation with windows closed and 15 dBA with windows open.[59] Therefore, it can be assumed that exterior noise levels of 94 dBA (jackhammer) would equal 69 dBA when measured from the interior with windows closed.

Following FTA's methodology for quantitative construction noise assessments, construction-generated noise levels associated with the Project were calculated using FHWA's RCNM computer program. RCNM enables the prediction of construction noise levels for a variety of construction operations based on a compilation of empirical data and the application of acoustical propagation formulas. When calculating construction noise, all construction equipment is assumed to operate simultaneously at the center of the active construction zone to represent an average distance throughout the day. See Noise Modeling Data in **Appendix G** for more information regarding the construction assumptions used in this analysis.

The noise levels calculated in **Table 18: Project Construction Noise Levels**, show estimated exterior construction noise. Construction noise would increase ambient noise in the Project's vicinity. Generally, noise increases of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable. Therefore, ambient noise level increases greater than 5 dBA would be considered significant. As shown in **Table 18: Project Construction Noise Levels**, construction noise would lead to an increase in ambient noise levels by a maximum of 15.6 dBA. However, the combined noise level would remain below the 80 dBA construction threshold for residential uses. Thus, construction noise would be considered less than significant.

Table 18: Project Construction Noise Levels

Construction Phase	Modeled Exterior Construction Noise Level at Nearest Residence (dBA L_{eq})	Noise Threshold (dBA L_{eq}) [1]	Exceed Threshold?	Ambient Noise Level (dBA L_{eq})	Construction + Ambient Combined Noise Level (dBA L_{eq})	Exceed Threshold?
Demolition	71.5	80	No	57.2	71.7	No [4]
Site Preparation	72.7		No		72.8	No [4]
Grading	72.3		No		72.4	No [4]
Combined Building Construction and Paving [2]	71.8		No		71.9	No [4]
Combined Building Construction and Architectural Coating [3]	71.1		No		71.3	No [4]
1. Federal Transit Administration noise threshold of 80 dBA for residences.						

[58] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179, September 2018.
[59] United States Environmental Protection Agency, *Protective Noise Levels (EPA 550/9-79-100)*, 1979.

Construction Phase	Modeled Exterior Construction Noise Level at Nearest Residence (dBA L_{eq})	Noise Threshold (dBA L_{eq}) [1]	Exceed Threshold?	Ambient Noise Level (dBA L_{eq})	Construction + Ambient Combined Noise Level (dBA L_{eq})	Exceed Threshold?
2. Based on the construction schedule, building construction and paving activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined. 3. Based on the construction schedule, building construction and architectural coating activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined. 4. Combined Noise level remains below the 80 dBA construction noise threshold for residential uses.						
Source: Federal Highway Administration, *Roadway Construction Noise Model,* 2006. Refer to Appendix G for noise modeling results.						

Operations

Project implementation would create new sources of noise in the site vicinity. The mixed-use development's major noise sources including the following:

- Stationary Noise Sources - mechanical equipment (i.e., trash compactors, air conditioners, etc.);
- Parking areas (i.e., car door slamming, car radios, engine start-up, and car pass-by); and
- Off-site traffic noise.

Stationary Noise Sources

The Project site is located near residential properties to the north and east, while properties to the south and west are primarily commercial. The nearest sensitive receptors are located to the north and east, adjacent to the Project's property boundary. Potential stationary noise sources related to long-term operation of the Project site would include mechanical equipment. Mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) typically generates noise levels of approximately 52 dBA at 50 feet[60]. At the closest sensitive receptor, approximately 160 feet away, mechanical equipment noise levels would attenuate to 41.9 dBA, which is below the City's ambient noise standards of 60 to 65 dBA for residential receptors. The ambient noise level at Sensitive Receptor 1 was measured at 57.2 dBA and would increase by 0.1 dBA with the inclusion of the HVAC equipment. This increase would be below the 3 dBA perceptibility threshold.

Parking Noise

All parking would be provided on the Project site with a six level above grade parking structure. Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the Community Noise Equivalent Level (CNEL) scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA.[61] Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. Sound levels of speech typically range from 33 dBA at 50 feet for normal speech to 50 dBA at 50 feet for very loud speech.[62] It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L_{eq} metric, which are averaged over the entire duration

[60] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, July 6, 2010.
[61] Kariel, H. G., *Noise in Rural Recreational Environments*, Canadian Acoustics 19(5), 3-10, 1991.
[62] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden. Noise Navigator Sound Level Database with Over 1700 Measurement Values, July 6, 2010.

of a time period. As a result, actual noise levels over time resulting from parking lot activities would be far lower than the reference levels identified above.

For the purpose of providing a conservative, quantitative estimate of the noise levels that would be generated from the vehicles entering and exiting the parking lot, the methodology recommended by FTA for the general assessment of stationary transit noise sources is used. Using the methodology, the Project's peak hourly noise level that would be generated by the on-site parking levels was estimated using the following FTA equation for a parking lot:

$$L_{eq(h)} = SEL_{ref} + 10 \log (NA/1{,}000) - 35.6$$

Where:

$L_{eq(h)}$ = hourly L_{eq} noise level at 50 feet

SEL_{ref} = reference noise level for stationary noise source represented in sound exposure level (SEL) at 50 feet

NA = number of automobiles per hour

35.6 is a constant in the formula, calculated as 10 times the logarithm of the number of seconds in an hour.

Based on the peak hour trip generation rates in the Traffic Study, approximately 76 trips during the AM peak hour and 81 trips during the PM peak hour would be made to the Project site each day. Using the FTA's reference noise level of 92 dBA SEL[63] at 50 feet from the noise source, the Project's highest peak hour vehicle trips would generate noise levels of approximately 45.5 dBA L_{eq} at 50 feet from the parking lot. The nearest residential property is 180 feet north of the parking structure entrance, on the opposite side of the church (currently under construction). Based strictly on distance attenuation, parking lot noise at the nearest receptor would be 34.4 dBA which is below the City's residential and residential noise standards of 65 dBA daytime and 45 dBA nighttime noise standards. The ambient noise level at Sensitive Receptor 2, which is located nearest to a parking structure entrance/exit, was measured at 52.0 dBA and would increase by 0.1 dBA with the inclusion of parking structure noise. This increase would be below the 3 dBA perceptibility threshold.

Off-Site Traffic Noise

Implementation of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Analysis, the Project Buildout would generate a total of 8,820 daily trips which would result in noise increases on Project area roadways. In general, a traffic noise increase of less than 3 dBA is barely perceptible to people, while a 5 dBA increase is readily noticeable. Generally, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. Therefore, permanent increases in ambient noise levels of less than 3 dBA are considered to be less than significant.

[63] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Traffic noise levels for roadways primarily affected by the Project were calculated using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108). Traffic noise modeling was conducted for conditions With and Without the Project, based on traffic volumes from the Traffic Analysis. **Table 19: Project Traffic Noise Levels** identifies Project traffic-generated noise levels. Noise levels on Project area roadways would range between 44.3 dBA CNEL and 66.5 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 0.2 dBA CNEL along 4th Street. Noise impacts from off-site traffic would be less than significant.

Table 19: Project Traffic Noise Levels

Roadway	Segment	Opening Year		Opening Year Plus Project		Project Change from No Build Conditions	Significant Impact?
		ADT	dBA CNEL[1]	ADT	dBA CNEL[1]		
Mountain Avenue	North of 4th Street	25,605	66.4	26,035	66.5	0.1	No
	South of 4th Street	21,715	65.7	21,845	65.7	0.0	No
4th Street	West of Mountain Avenue	7,320	58.5	7,450	58.6	0.1	No
	Mountain Avenue to Palmetto Avenue	9,106	59.4	9,366	59.6	0.2	No
	East of Palmetto Avenue	8,866	59.3	8,996	59.4	0.1	No
Palmetto Avenue	South of 4th Street	1,004	44.3	1,004	44.3	0.0	No

ADT = average daily traffic; dBA = A-weighted decibels; CNEL = community noise equivalent level

1. Traffic noise levels are at 100 feet from the roadway centerline. The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures, barriers, and topography.

Source: *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario*, prepared by Kimley-Horn and Associates, 2023. Refer to Appendix G for traffic noise modeling assumptions and results.

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the Project:

MM 12-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Construction contractors shall implement the following measures for construction activities conducted in the City of Ontario. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City of Ontario Planning and Building Departments shall verify that grading, demolition, and/or construction plans submitted include these notations prior to issuance of demolition, grading, and/or building permits.

- Construction activity is limited to the hours: Between 7:00 AM and 6:00 PM Monday through Friday and 9:00 AM to 6:00 PM Saturdays and Sundays, as prescribed in Municipal Code Section 5-29.09.

- During the entire active construction period, equipment and trucks used for Project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) wherever feasible.
- Impact tools (e.g., jackhammers and hoe rams) shall be hydraulically or electronically powered whenever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Engineering Department.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch of back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors) as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA L_{eq}. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier and may be lined on the construction side with an acoustical blanket, curtain, or equivalent absorptive material.

In compliance with MM 12-4, the City Planning and Building Departments would verify that Project grading, demolition, and/or construction plans submitted for review include the measures described above to limit noise impacts to the surrounding area, prior to issuance of demolition, grading, and/or building permits.

Conclusion

As demonstrated in **Table 18: Project Construction Noise Levels** and **Table 19: Project Traffic Noise Levels,** implementation of the Project would not result in substantial temporary or permanent increases in ambient noise levels. **Table 18: Project Construction Noise Levels** confirms that construction of the Project would not exceed construction noise thresholds. In addition, **Table 19: Project Traffic Noise Levels** demonstrates that operational noise levels from the Project would not exceed applicable noise standards during the Project's opening year. Noise impacts related to the proposed Project are less than the significant and unavoidable impacts identified in Approved SEIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Generation of excessive groundborne vibration or groundborne noise levels. [Approved SEIR Impact 5.13-3]

Construction Vibration

No New or More Severe Impacts: Construction can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Construction on the Project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Table 20: Typical Construction Equipment Vibration Levels, lists vibration levels at 25 feet for typical construction equipment and at 5 feet, the distance from the Project boundary to the nearest existing structure (Sensitive Receptor 1). In addition, vibration levels at 23 feet, the distance from the nearest construction area to an existing structure is also included, as heavy construction equipment would not be operated at the Project boundary next to sensitive receptors. As indicated in **Table 20: Typical Construction Equipment Vibration Levels**, based on FTA data, vibration velocities from typical heavy

construction equipment operations that would be used during Project construction range from 0.003 to 0.101 in/sec Peak Particle Velocity (PPV) at 23 feet from the source of activity.

Table 20: Typical Construction Equipment Vibration Levels

Equipment	Peak Particle Velocity at 25 Feet (in/sec)	Peak Particle Velocity at 5 Feet (in/sec)[1]	Peak Particle Velocity at 100 Feet (in/sec)[1]
Large Bulldozer	0.089	0.9951	0.101
Caisson Drilling	0.089	0.9951	0.101
Loaded Trucks	0.076	0.8497	0.086
Jackhammer	0.035	0.3913	0.040
Small Bulldozer/Tractors	0.003	0.0335	0.003

1. Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$, where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance; PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018; D = the distance from the equipment to the receiver.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.

Table 20: Typical Construction Equipment Vibration Levels shows that at 23 feet, the vibration velocities from construction equipment would exceed 0.101 in/sec PPV which is below the FTA's 0.20 in/sec PPV threshold for building damage. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Therefore, vibration impacts associated with Project construction would be less than significant.

Operational Vibration

No New or More Severe Impacts: Once operational, the Project would not be a significant source of groundborne vibration. Groundborne vibration surrounding the Project currently result from heavy-duty vehicular travel (e.g., refuse trucks, heavy duty trucks, delivery trucks, and transit buses) on the nearby local roadways. Operations of the proposed Project would include activities associated with residential development that typically would not cause excessive ground-borne vibrations. Due to the rapid drop-off rate of groundborne vibration and the short duration of the associated events, vehicular traffic-induced groundborne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. According to the FTA Noise and Vibration Manual, trucks rarely create vibration levels that exceed 70 VdB (equivalent to 0.012 in/sec PPV) when they are on roadways. Therefore, automobiles accessing the Project site or traveling along surrounding roadways would not exceed FTA thresholds for building damage. Vibration impacts associated with Project operations would be less than significant in this regard.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the Project:

MM 12-2 Prior to issuance of a building permit, individual projects that involve vibration-intensive construction activities, such as pile drivers, jackhammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. Construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered

timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are exceeded.

In compliance with **MM 12-2**, an Acoustical Assessment was conducted for the Project, that analyzes vibration impacts associated with Project site construction. See **Appendix G** for additional details. Additionally, the City would review grading, demolition, and/or construction plans prior to the issuance of demolition, grading, and/or building permits.

Conclusion

As demonstrated in **Table 20: Typical Construction Equipment Vibration Levels** and discussed above, implementation of the Project would not result in excessive groundborne vibration levels. Vibration impacts related to the proposed Project are less than the significant and unavoidable impacts identified in the Approved SEIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels. [Approved SEIR Impact 5.13-4]

No New or More Severe Impacts: The nearest airport to the Project site is the Ontario International Airport located approximately three miles to the southeast. Although the Project is within the AIA of the Ontario International Airport, the Project is not within two miles of the Ontario Airport, and is also outside the 60-65 CNEL noise contour.[64] Additionally, there are no private airstrips located within the Project vicinity. An acoustical assessment prepared for the Project in August 2023 and determined As such, the Project would remain consistent with **MM 12-1** proposed within the Approved SEIR. Therefore, the Project would not expose people working in the Project area to excessive airport related noise levels and no mitigation is required.

[64] City of Ontario, The Ontario Plan 2050, Safety Element, S-4 Noises Hazards. Figure S-06c Airport Noise Contours, 2020.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project.

MM 12-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour of the Ontario International Airport, the Project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Titles 24 and 21 of the California Code of Regulations

Conclusion

The Project site is located outside the Ontario International Airport noise contours and Project impacts are less than the significant unavoidable impacts identified in Approved SEIR. No new impact relative to airport noise or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.14.3 Overall Noise Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

4.15 POPULATION AND HOUSING

4.15.1 Summary of TOP 2050 Analysis

According to the Approved SEIR, implementation of the TOP 2050 SEIR would not result in any significant impacts to population and housing. As such, the Approved SEIR concluded that impacts in this regard would be less than significant, and no mitigation measures were recommended.

4.15.2 Analysis of Proposed Project

Threshold (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). [Approved SEIR Impact 5.14-1]

No New or More Severe Impacts: One of the purposes of TOP 2050 is to adequately plan and accommodate future growth. Implementation of TOP 2050 was determined to generate and accommodates population growth through land use designations, goals, and policies that provide a vision and guide growth in the city. Additionally, the Approved SEIR concluded that through implementation of TOP 2050 the City's jobs-housing ratio would be more closely aligned to the Southern California Association of Governments (SCAG) projections. As discussed in the Approved SEIR implementation of TOP 2050 would also promote growth that is consistent with SCAG's Connect SoCal Priority Growth Areas, as the land changes under TOP 2050 would encourage walking and biking, put residents in proximity to resources, and align future growth in the City with planned infrastructure improvements and regional transportation goals.

The Project would be consistent with the proposed densities of MU-NH land use areas, and MU-8b zoning districts. Both the MU-NH and MU-8b allow for a maximum residential density of 75 du/ac and a maximum nonresidential density of 1.0 FAR. As shown in **Table 1: Summarized Development Standards** the Project would allow for the development of residential uses at a scale of 61.5 du/ac and a nonresidential density of 0.02 FAR. The Project densities would be within the scale of development assumed for the TOP 2050 and the Approved SEIR. Therefore, the Project would not induce substantial unplanned population growth in an area and impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Population growth impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to population growth, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? [Approved SEIR Impact 5.14-2]

No New or More Severe Impacts: Under the TOP 2050 Land Use Plan, land use changes would increase opportunities for housing in the City. The Project would involve the redevelopment of the Project area from commercial and public uses to mixed use residential uses. The Project site does not contain existing residential uses. Therefore, the Project would not displace existing housing in a manner that would necessitate the construction of additional housing elsewhere.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Displacement of existing housing impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to housing, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.15.3 Overall Population and Housing Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

4.16 PUBLIC SERVICES

4.16.1 Summary of TOP 2050 Analysis

Buildout associated with TOP 2050 would require and involve the future expansion of City public services as the population would continue to grow. However, these impacts were anticipated to remain less than significant since the City would review each future project on a case-by-case basis for consistency with City policies, including development fees.

4.16.2 Analysis of Proposed Project

Threshold (a) Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services, police protection services, school services, parks services, and other public facilities? [Approved SEIR Impact 5.15-1, 5.15-2, 5.15-3, 5.15-4]

No New or More Severe Impacts: The Project would allow the development of 357 residential units at a residential density of 61.5 du/ac and a nonresidential FAR of 0.02. While the proposed residential uses would exceed residential buildout estimates of the Mountain and Fourth area by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft.[65] Despite this, the allowed density of the MU-NH land use designation implemented in the TOP 2050 and analyzed in the Approved SEIR allows for greater residential development than estimated in the future buildout table. This is due to the buildout table's use of expected growth trends which are not strictly based on a full buildout per the standards of the MU-NH land use designated areas. However, due to the Project's consistency with the Project area's land use standards, growth and service demands associated with development of the Project area would be consistent with what was analyzed in the Approved SEIR. Additionally, the Project's payment of the General City Development Impact Fees, a portion of which is allocated to the fire department(s), would aid in offsetting any potential impacts.

The Project does not include or require construction of any new or physically altered fire protection, police protection, school, or other public facilities. Prior to commencement of construction activities, the Project plans would be reviewed by applicable local agencies to ensure compliance with the City of Ontario Municipal Code, as well as all applicable regulations to ensure adequate site signage, lighting, and other crime safety preventative measures. Additionally, to help minimize impacts to public services the Project developer would be required to pay a Development Impact Fee of $5.026 per sq ft.[66] The nearest Ontario Fire Department (OFD) station is OFD Station 3 located approximately 500 feet southwest of the Project site. The Ontario Police Department (OPD) station is approximately 5.2 miles southeast of the Project site.

[65] City of Ontario. 2022. City of Ontario Polic y Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf.

[66] City of Ontario. 2023. *Development Impact Fees*. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Building/Development%20Impact%20Fees%20(Effective%2001.01.23).pdf (accessed October 2023).

Construction of the Project would not result in adverse physical impacts associated with the provision of or need for new or physically altered public facilities. The Project does not include the removal of existing public service facilities, including fire and police stations, school facilities, or libraries. A post office structure present on site would be removed as a part of the Project. However, the United States Postal Service would vacate their lease of the structure prior to Project initiation and would relocate elsewhere within the City. The Project would not directly cause the removal of post office uses in the Project site. Additionally, the Project is consistent with the assumed development of the Project area, growth and service demands associated with development of the Project area would be consisted with what is analyzed in the Approved SEIR. Compliance with applicable local regulations would ensure that Project construction would result in a less than significant impact to public services.

The Project would be developed within the development intensity required by the MU-NH land use designation and subsequently analyzed by the Approved SEIR. As such, the Project would be consistent with the City's development growth estimates and public service facility needs. Therefore, the Project would not uniquely necessitate additional public service facilities such as police and fire stations due to its specific implementation. Additionally, since the Project site is already served by the existing fire and police station, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered police and/or fire department facilities that could cause significant environmental impacts. As discussed in the Approved SEIR the OFD recommends that three additional fire stations would be needed in the Ontario Ranch region of the City. The police services required to cover the new development and population growth in the City would be assessed and acquired appropriately based on the needs of the City. It is possible that buildout of TOP 2050 would require additional facilities to support the OPD. While the construction of the future facilities could result in potential environmental impacts, future environmental review would occur once specific locations have been determined. Without a definitive location for the development of future facilities, the analysis of potential impacts is too speculative.

Additionally, the Project site is within the Chaffey Joint Union High School District (CJUHSD) and Ontario-Montclair School District (OMSD) area. As discussed in the Approved SEIR, the CJUHSD has existing capacity to accommodate additional residential development in the City. While, the OMSD indicated that an increase in residential development would impact OMSD school facilities; further assessment would be needed to ensure accommodations for increased populations. Information provided by OMSD showed that most of its schools can accommodate the District's projections for the next 10 years, some schools would not be able to accommodate projected increase capacity over the next 10 years. Therefore, it is possible that OMSD would need additional facilities by 2050. Despite this, the Project is consistent with the development standards of the Project site and therefore would not introduce conditions which would uniquely generate impacts to school capacity. Although the increased demand on school facilities would have to potential to impact one or more of the school districts that serve the City, payment of impact fees in compliance with SB 50 would further reduce impacts to an acceptable level.

The Approved SEIR concluded that implementation of TOP 2050 would have less that significant impacts on other public facilities, such as libraries. The City has one library facilities within its library system: the Ovitt Family Community Library at 215 East C Street. An additional joint use library facility is also located within the City: the Lewis Family Branch at 3850 East Riverside Drive. The Project would result in an

increase in demand for library services in the City based on an increase in population. Environmental impacts could result from the construction of future facilities; however, future library development would not uniquely be driven by the Project since it would be developed according to the standards analyzed in the Approved SEIR. In addition, future projects would be reviewed by the City on an individual basis and would be required to comply with requirements in effect at the time building permits are issued (i.e., payment of development impact fees).

Therefore, impacts to fire protection, police protection, schools, and other public facilities are anticipated to be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Impacts to public services would be less than significant and would be similar to the Approved SEIR. The Project would not result in new or more severe impacts to public services. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would later the Approved SEIR's significance finding.

4.16.3 Overall Public Services Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to public services. Therefore, preparation of a SEIR is not warranted.

4.17 RECREATION

4.17.1 Summary of TOP 2050 Analysis

TOP 2010 generated additional residents, which in turn increased the use of existing park and recreational facilities and could result in environmental impacts from the provision of new and/or expanded recreational facilities. However, TOP 2010 implemented regulatory compliance and impacts were less than significant. TOP 2050 provides land use opportunities for public parks to be developed in line with future development and is in compliance with relevant goals, policies, and programs that align with the demographic trends and recreational needs of the City residents. TOP 2050 would not result in new impacts or a substantial increase in the magnitude of impacts to the use of existing park and recreational facilities compared to TOP 2010 Certified EIR.

4.17.2 Analysis of Proposed Project

Threshold (a) Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? [Approved SEIR Impact 5.16-1]

No New or More Severe Impacts: Currently, the City uses the established parkland standard of three acres per 1,000 residents but strives for five acres per 1,000 residents for parks in Ontario Ranch. The City has approximately 481 acres of parkland, based on a population of 179,597 the City currently requires 539 acres of parkland. Buildout of the Project would generate additional residents in the City. However, the Project would include common open space including: three courtyards, one pocket park, intimate seating areas, and a lounge deck for residents of the Project. As the Project would provide recreational resources for its future residents, demand for external recreational facilities would be minimized. Additionally, the Quimby Act is a funding mechanism for parkland acquisition. Under this Act and pursuant to the City's Municipal Code, residential subdivisions must dedicate parkland or pay in-lieu fees to enable the City to acquire a ratio of three acres of parkland per 1,000 residents. The Project does not include the development of parkland to offsite the City's existing parkland deficit. After payment of development impact fees, the Project would not result in new impacts or a substantial increase in the magnitude of impacts to the use of existing park and recreational facilities.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Recreational facility impacts related to the proposed Project are less than significant and similar to the Approved SEIR. The Project would not result in a new impact relative to recreational facilities. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? [Approved SEIR Impact 5.16-2]

No New or More Severe Impacts: The proposed Project includes construction of the following open space areas: three courtyards, one pocket park, intimate seating areas, and a lounge deck. Development of the Project, inclusive of these recreational areas are discussed throughout this Addendum SEIR. Consequently, the proposed Project would not result in significant impacts in this regard.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Recreational facilities impacts related to the proposed Project are less than significant and similar to the Approved SEIR. The Project would not result in a new or more severe impact relative to recreational facilities. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.17.3 Overall Recreation Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to recreation. Therefore, preparation of a SEIR is not warranted.

4.18 TRANSPORTATION

4.18.1 Summary of TOP 2050 Analysis

The TOP 2050 analysis identified that the increase in total vehicle miles traveled (VMT) would create a potentially significant impact. Buildout of TOP 2050 would increase traffic in residential land use throughout the City, mitigation measure 12-1 was proposed to reduce this impact. Potential impacts due to the implementation of the Project relating to plans addressing the City circulation system, increased hazards due to geometric design features, and inadequate emergency vehicle access were found to be less than significant without the need for mitigation.

4.18.2 Analysis of Proposed Project

Threshold (a) Would the Proposed Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Approved SEIR Impact 5.17-1]

No New or More Severe Impacts: The TOP 2050 established classifications for the Project site's surrounding roadways. Mountain Avenue is classified as a six-lane principal arterial roadway, and Fourth Street is classified as a two-lane collector roadway.[67] These roadways allow for a greater volume of vehicles. Additionally, TOP 2050 classifies Mountain Avenue as a Class I multipurpose trail, and Fourth Street as a Class III bike route. Both roadways contain infrastructure which allows for pedestrian traversal along roadways.[68] The Project is consistent with these road classifications and does not propose alterations to the existing surrounding roadways. Furthermore, Project development would not include reductions to roadway capacity or the removal of pedestrian or bicycle infrastructure.

The Project would include a new internal circulation network within the Project area which would include a two-lane gated entry along West Fourth Street to the south of the Project area. A secondary driveway connecting to North Mountain Avenue and would connect to the northern entrance of the central parking structure and continue east across the Project site as an EVA lane terminating at Harvard Place. Vehicular traffic within the Project site would be limited to the central parking structure, its entryways, and external roadways.

The City has presented requirements for vehicle and bicycle parking within the Project site. **Table 21: Project Parking Consistency** summarizes the Project's consistency with the City's standards.

Table 21: Project Parking Consistency

Standard	Requirement	Project Consistency
Residential Parking Ratio	1.2 spaces per bedroom (1.2 spaces per studio unit)	1.4 spaces per bedroom (including studio units)
Minimum Residential Spaces	555 Spaces	643 Spaces
Minimum Retail/Office Parking Ratio	1 space per 250 sf	
Minimum Retail/Office Parking Spaces	16 Spaces	16 Spaces
Minimum Bicycle Parking Ratio	Residential: 1 rack per 30 stalls Retail (short term): 5% of stalls (2 minimum)	
Minimum Residential Bicycle Racks	22 Racks	22 Racks
Minimum Bicycle Racks	2 Racks	2 Racks

[67] City of Ontario. 2021. The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Figure 5.17-3. Page 5.17-15. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023)
[68] Ibid. Page 5.17-21

As shown in **Table 21: Project Parking Consistency**, the Project would provide parking and bicycle facilities at a rate equal or greater than required by the City.

The Project would include 22 bicycle racks for resident and retail bicycle storage on the basement and second level of the central parking structure. One 12-space bicycle parking rack would be provided on the second story of the central parking structure to accommodate the two retail spaces required for the Project with the remainder located in the basement level. The 22 residential bicycle parking racks would be provided based on a ratio of 1 bicycle rack per 30 parking stalls; each bicycle rack provides parking for 8 to 12 bicycles. California Green Building Standards Code (CALGreen), Title 24, Part 11, Section A4.106.9.2 requires that multifamily buildings provide bicycle spaces at a rate of one space per two dwelling units. This would require approximately 179 bicycle spaces for the 357-unit Project. CALGreen Title 24, Part 11, Section 5.106.4.1.1 requires the placement of bicycle parking nearby nonresidential uses at a rate of 5 percent of provided nonresidential parking spaces, with a minimum of one 2-space bicycle rack. The Project would therefore provide 2 bicycle parking spaces based on the 16 nonresidential parking spaces provided.

Based on a conservative estimate of eight spaces per bicycle rack, the 22 bicycle Project would provide 176 total bicycle spaces. However, eight-space bicycle racks are the lowest capacity bicycle racks proposed for the Project. The majority of Project bicycle racks have a 10-bicycle capacity and would therefore provide for two additional bicycle spaces per rack.

Pedestrian connections would be provided to each building and dwelling unit from the public street within the Project site. The Project would make use of the existing pedestrian network which provides sidewalks along Fourth Street and Mountain Avenue. The Project pedestrian network would include pathways between buildings and dwelling units and the parking structure. Residents would have access to all areas of the Project, including amenity areas, through walking paths and paved sidewalks.

The Project does not propose roadway improvements that would modify pedestrian, mass transit, or bicycle infrastructure outside of the Project site. Roadways would continue to function under their current form. Additionally, internal roadways and infrastructure would be developed consistently with City standards. Therefore, no new or more significant impacts are anticipated.

Mitigation Measures

None applicable to this impact.

Conclusion

The Project would not conflict with traffic plans established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified that would impact the prior finding under this issue area.

Threshold (b) Would the Proposed Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). [Approved SEIR Impact 5.17-2]

No New or More Severe Impacts: Kimley-Horn completed a VMT Screening Memorandum in May 2023 which concluded that the Project would screen out of VMT analysis (refer to **Appendix H**). Per the City's Resolution adopting Vehicle Miles Traveled Thresholds, a project would screen out of VMT if it would meet one of four screening thresholds:

1. Transit Priority Area (TPA) Screening
2. Low VMT Area Screening
3. Low Trip Generating Uses
4. Project Type Screening by Land Use Type

According to the VMT screening memorandum, the Project would qualify for screening under the Low VMT Area criteria. According to the City's Resolution adopting Vehicle Miles Traveled Thresholds, a project located within a low VMT generating area as determined by the City's guidelines and the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool would be considered to have a less-than-significant transportation impact. Based on the SBCTA VMT Screening Tool results (see **Appendix H**), the Project is located within a low VMT area (<-15% below County Baseline).

Therefore, with respect to CEQA Guidelines section 15064.3 regarding the Project's VMT impact, the Project is screened out from VMT. The Approved SEIR concluded a significant and unavoidable impact regarding VMT due to the projected growth of residential uses within the City. As such, the Project would result in a less than significant transportation impact, and no additional VMT analysis is required. The TOP 2050 would have significant and unavoidable impacts because there would be a significant transportation impact related to VMT, primarily due to population increase from TOP 2050 buildout.

Mitigation Measures

None applicable to the proposed Project.

Threshold (c) Would the Proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? [Approved SEIR Impact 5.17-3]

Threshold (d) Would the Proposed Project result in inadequate emergency access? [Approved SEIR Impact 5.17-3]

No New or More Severe Impacts: An all-way stop warrant analysis was conducted for the Project at the request of the City, see **Appendix H** for additional information. The analysis was conducted for the existing side-street stop-controlled (SSSC) intersection of Palmetto Avenue and Fourth Street. The warrant analysis was based on the methodologies noted in Section 2B.07 of the California Manual on Uniform Traffic Control Devices (CA MUTCD). The analysis outlines criteria that would be used to add project improvements to be "considered" as part of a roadway improvement engineering. The analysis also identifies Project intersections which would be otherwise hazardous for vehicular traffic and which may need modification or mitigation. The Project did not satisfy any of the three criterion which would create

a consideration for additional roadway improvements. As such, the Project's intersections would not be considered dangerous in a manner which would require additional safety modifications and, therefore, additional roadway improvements would not be required as a component of the Project (refer to **Appendix H**).

A review of emergency access is included as part of the City's Design Review process. According to the City's Local Hazard Mitigation Plan, interstate highways would serve as major emergency response and evacuation routes.[69] OFD also reviews development applications to ensure that adequate emergency accessibility is provided based on local and state guidance. In addition, to ensure adequacy emergency access the Project's design would include the development of an EVA lane that connects to the secondary entryway, continuing to a controlled gate at Harvard Place.

Mitigation Measures

None applicable to the proposed Project.

Conclusion

The Project would not conflict with traffic plans established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified that would impact the prior finding under this issue area.

4.18.3 Overall Transportation Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to transportation. Therefore, preparation of a SEIR is not warranted.

[69] City of Ontario. 2018. City of Ontario Local Hazard Mitigation Plan. Pg. 4-102. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Fire/Ready%20Ontario/city_of_ontario_2018_hmp.pdf. (Accessed August 2023).

4.19 TRIBAL CULTURAL RESOURCES

4.19.1 Summary of TOP 2050 Analysis

As part of the TOP 2050 update process, the City requested a local government tribal consultation list from the NAHC on June 9, 2021. The tribal consultation list was requested in accordance with SB 18 and AB 52 requirements. The NAHC responded on June 22, 2021, and provided a list of tribes for the City to contact regarding a potential consultation. The City was also notified by the NAHC that the result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative. The City sent initial notification letters to California Native American tribes and tribal contacts on July 2, 2021. None of the tribes contacted as part of the TOP 2050 update requested consultation.

4.19.2 Analysis of Proposed Project

Threshold (a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe that is: [Approved SEIR Impact 5.18-1]

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No New or More Severe Impacts: Assembly Bill (AB) 52, does not apply to this Project as this document is an Addendum to the Approved SEIR and not subject to the provisions of AB 52. Furthermore, record searches and the field survey did not reveal the presence of tribal cultural resources or burial sites within the area.

As part of analysis for the Approved SEIR and in accordance with AB 52 and SB 18, the City sent invitation letters to the Native American contacts provided by the Native American Heritage Commission (NAHC) on July 2, 2021, formally inviting tribes to consult with the City on the general plan update. The Agua Caliente Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation both responded that the City is not within the tribe's traditional use area, and they defer to other tribes in the area. The Gabrieleño Band of Mission Indians-Kizh Nation responded stating that the tribal government concurs with the updated plan and in the event of future construction or any ground disturbance, the tribal government would like to consult with the lead agency. The San Manuel Band of Mission Indians responded that TOP 2050 may impact projects in Serrano ancestral territory, and therefore is of interest to the tribe. The tribe requested additional information concerning whether the general plan updates would include any plans for museums, cultural enters or interpretive sites. The tribe saw no conflicts with zoning changes;

however, when specific projects are planned and implemented, the tribe might have comments and/or request formal consultation with the lead agency pursuant to CEQA and PRC 21080.3.1. Additionally, an SLF search conducted for the Approved SEIR resulted in a negative determination.

Evidence collected during the creation of the CRA indicated a lack of tribal cultural resources, thereby minimizing potential for the discovery of previously undocumented cultural resources within the Project area. However, Standard Condition No. 1 from Public Resources Code Section 5097.98 would be implemented to ensure that any tribal cultural resource encountered during Project development would be handled correctly and respectfully. Based on the above, and with the implementation of **MM 5-4, MM TCR-1**, and **MM TCR-2**, a less than significant impact would occur.

Mitigation Measures

Mitigation Measures from TOP 2050 SEIR

TOP 2050 incorporates **MM 5-4** from the Cultural Resources section that was taken directly from the 2010 Certified EIR. Additionally, TOP 2050 incorporates new **MM TCR-1** and **MM TCR-2**. The new mitigation measures would incorporate an archaeological monitoring plan (AMP), and a plan for treatment and disposition of cultural resources. **MM 5-4** and new **MMs TCR-1** and **TCR-2**, would be implemented to reduce impact levels.

MM 5-4 Prior to the issuance of grading permits for a proposed project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of a cultural resources, sacred sites, and human remains discovered on the site. The City shall be the final arbiter of the conditions for project's within the City's jurisdiction.

In compliance with **MM 5-4**, tribal consultation was conducted for the Approved SEIR. As discussed above AB 52 does not apply to this Project as this document is an Addendum to the Approved SEIR and not subject to the provisions of AB 52.

MM TCR-1 Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Ontario, shall develop an archaeological monitoring plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

- Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;
- The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing

activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project);

- The protocols and stipulations that the developer, City, 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 resources evaluation.

  At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

  Pursuant to the AMP, a tribal monitor from the consulting tribe shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.

In compliance with **MM TCR-1**, the Project site developer would develop an AMP and retain a tribal cultural monitor at least 30 days prior to application for a grading permit or grubbing activities.

MM TCR-2 Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

- Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process;
- Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Ontario with evidence of same:
- Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;

- A curation agreement with an appropriate qualified repository in San Bernardino County that meets federal standards per 36 CFR Part 79, and therefore the resource would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation;
- For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the San Bernardino County Museum by default;
- At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.

In compliance with **MM TCR-2**, in the event that Native American cultural resources are discovered during ground-disturbing activities as part of the Project site development, the Project site developer would comply with the requirements described above.

Conclusion

The Project would not result in a new or more severe impact to tribal cultural resources. A less than significant impact with mitigation was identified in the Approved SEIR with respect to tribal cultural resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.20 UTILITIES AND SERVICE SYSTEMS

4.20.1 Summary of TOP 2050 Analysis

The Approved SEIR determined that implementation of TOP 2050 would not lead to an inadequate capacity for wastewater treatment, solid waste capture, or water supply. Despite the need for expanded utility infrastructure, the impacts were determined to be less than significant since the future infrastructure projects would require City review and approval prior to their development. Additionally, fair share costs would be leveraged to aid in the expansion or renovation of utility facilities.

4.20.2 Analysis of Proposed Project

Threshold (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? [Approved SEIR Impact 5.19-1; 5.19-2; 5.19-3; 5.19-4]

No New or More Severe Impacts: The TOP 2050 includes the establishment of a revised land use map which shows the scale of development for parcels throughout the City. The Project would be developed at an intensity consistent with what was assumed for MU-NH land use categories within the associated Project parcels. Additionally, as discussed in the Approved SEIR TOP 2050 has policies in place to require improvements to sewer infrastructure as part of new development and redevelopment projects and has processes in place to ensure that any sewer improvement projects are implemented prior to or during new development. In regards to wastewater treatment, the City is served by two Inland Empire Utilities Agency (IEUA) facilities (RP-1 and RP-5). The current combined capacity of these two facilities is 60.3 mgd and would increase to 66.5 mgd once the expansion project that is currently under construction at RP-5 is completed. The two facilities would have capacity to handle the additional flow rate from buildout of TOP 2050.

The Project would include the placement of new water, wastewater, stormwater, energy, and telecommunications facilities within the Project site and form connections to existing facilities within the public Right-of-Way (ROW) (See **Figure 17: Project Utility Layout**). These improvements would include conveyance facilities for water, wastewater, and stormwater, as well as wiring and line connections for electricity, natural gas, and telecommunications. The majority of these improvements would occur within the Project site. ROW improvements would amount to service connections and would have minimal effect on exterior infrastructure (See **Figure 17: Project Utility Layout**). Each utility would be buried at varying depths, based on City standard. Effects stemming from utility improvements have been accounted for in impact discussion throughout Sections 4.2 through 4.21 of this Addendum EIR. Additionally, the Project has undergone design review by the City, including utility plan review under Project number PDEV22-042. While the Project does propose new utility infrastructure within the public ROW, the Project does not propose the expansion of existing utility infrastructure beyond the Project site or the public ROW. Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to placement of utilities and service systems, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? [Approved SEIR Impact 5.19-2]

No New or More Severe Impacts: The Approved SEIR determined that the City would have sufficient water supplies throughout the buildout of the TOP 2050. This determination was based on a water demand factor of 50 gallon/person/day (gpd) for all residential uses, and a required reduction 20 percent reduction in water use for nonresidential uses. However, as the Project would be developed prior to 2030, the 55 gpd requirement would be used.[70]

The California Department of Finance (DOF) estimated the City's average household size in 2023 to be 3.33 persons per household.[71] Conservatively assuming that each unit within the Project would be occupied by an entire household and generate water demand at a rate of 55 gpd, this would lead to a residential water demand of approximately 65,385 gpd, or approximately 74-acre feet of water per year (AFY). For the 3,800 sq ft of Project retail uses, an estimated 11 employees would generate a water demand of 605 gpd, or 0.7 AFY.[72] Total Project water demand would therefore be approximately 75 AFY. This would account for 0.1 percent of both the City's conservative 60,000 AFY estimate, and the Urban Water Management Plan (UWMP) 73,688 AFY estimate.[73] Water demands generated by the Project would therefore be negligible and would not create a substantial effect to the City's water supplies. Additionally, the Project would utilize recycled water for irrigation and landscaped areas, tying into existing recycled water facilities below Fourth Street.

Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

[70] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023).

[71] California DOF. (2022). *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023, with 2020 Benchmark.* Sacramento, CA: Department of Finance. Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (Accessed September 2023).

[72] Southern California Association of Governments. 2001. *Employment Density Study Summary Report*. Page 4. Retrieved from: https://www.mwcog.org/file.aspx?A=QTTlTR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6lXOU%3D (Accessed September 2023).

[73] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023).

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to water supply and demand. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? [Approved SEIR Impact 5.19-1]

No New or More Severe Impacts: The Approved SEIR concluded that the City would have sufficient wastewater treatment infrastructure and capacity through implementation of TOP 2050. The City is in the Inland Empire Utilities Agency (IEUA) service area for wastewater treatment. Subsequently, the City utilizes the IEUA wastewater generation factor of 270 gpd per Equivalent Dwelling Unit (EDU).[74] The Project, being a multifamily residential use, per IEUA, would generate wastewater using a scale of 0.7 EDU per housing unit.[75] The Project's 357 units would therefore generate 67,473 gpd or 0.06 million gallons per day (mgd) of wastewater.

IEUA operates four WWTPs that provide recycled water to the western part of San Bernardino County. Two IEUA wastewater treatment plants (WWTPs) are utilized by the City. Regional Water Recycling Plant #1 (RP-1) and Regional Water Recycling Plant #5 (RP-5) currently process and treat the City's generated wastewater with a combined treatment capacity of 60.3 mgd. An expansion to RP-5 is anticipated to increase the wastewater treatment capacity in 2025.[76] **Table 22: Wastewater Treatment Capacity** summarizes the existing and planned WWTP capacity within the City as well as the Project's effects.

Table 22: Wastewater Treatment Capacity

Structure	Current Capacity (mgd)	2025 Expanded Capacity (mgd)
RP-1	44	44
RP-5	16.3	22.5
Total Capacity	60.3	66.5
Current Flow Rate	33	33
Remaining Capacity	27.3	33.5
Project Generation	0.06	0.06
Remaining Capacity	27.2	33.4

Source:
City of Ontario. 2021. The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023)

[74] Ibid Page 5.19-11
[75] Inland Empire Utilities Agency. 2023. Explanation of Fees. Retrieved from: https://www.ieua.org/view-fees-rates/ (Accessed September 2023)
[76] Ibid. Page 5.19-10

Furthermore, the Project plans to use recycled water treated by the two RPs during irrigation and nonpotable uses. As shown in **Table 22: Wastewater Treatment Capacity** the Project would have a negligible effect on the City's ability to process wastewater. Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to wastewater generation. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? [Approved SEIR Impact 5.19-3]

Threshold (e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? [Approved SEIR Impact 5.19-3]

No New or More Severe Impacts: The Approved SEIR determined that the TOP 2050 would not result in significant impacts relative to solid waste. Implementation of the Project would be expected to generate additional waste during the temporary, short-term construction phase, as well as the long-term operational phase. However, as discussed in the Approved SEIR the combined excess capacity of the Badlands Sanitary Landfill and the El Sobrante Landfill is 7,046 tons/day. These landfills would easily accommodate the additional waste from buildout of TOP 2050, and both landfills have closure dates beyond 2050.

The City provides its own solid waste collection service via the City's Integrated Waste Department. Solid waste service for the City is collected and sent to the Badlands Sanitary Landfill located southeast of the City of El Sobrante Landfill located southeast of the City. Per the California Department of Resources Recycling and Recovery (CalRecycle), the Badlands Sanitary Landfill has a maximum throughput of 5,000 tons per day. This landfill has a maximum permitted capacity of approximately 82.3 million cubic yards, and the landfill has a remaining capacity of approximately 7.8 million cubic yards. The landfill has an expected operational life through 2058.[77] According to CalRecycle, the El Sobrante Landfill has a maximum throughput of 16,054 tons per day. This landfill has a maximum permitted capacity of approximately 209.9 million cubic yards, and the landfill has a remaining capacity of approximately 144 million cubic yards. The landfill has an expected operational life through 2051.[78]

[77] CalRecycle. 2021. SWIS Facility/Site Activity Details Badlands Sanitary Landfill (33-AA-0006) Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367 (Accessed September 2023).
[78] CalRecycle. 2021. *SWIS Facility/Site Activity Details El Sobrante Landfill (33-AA-0217)* Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402 (Accessed September 2023).

According to the Approved SEIR, solid waste is generated at a rate of 9.1 pounds per person per day (lbpd), and 13.5 lbpd per employee. Utilizing the DOF 3.33-person average household size as well as the estimated 11-employee retail uses would conclude a daily solid waste generation of approximately 11,900 pounds per day (lbd), or 5.95 tons per day. This would constitute approximately 0.04 percent of the El Sobrante Landfill daily throughput.

Additionally, the Project, as with all other development in the City, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated and no mitigation is required. Consistent with the Approved SEIR, the Project would have a less than significant impact.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in new or more severe impact as it pertains to solid waste. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

4.20.3 Overall Utilities and Service Systems Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to utilities. Therefore, preparation of a SEIR is not warranted.

4.21 WILDFIRE

4.21.1 Summary of TOP 2050 Analysis

The Approved SEIR found that the TOP adequately addressed and accounted for emergency actions and protections in the case of wildfire risk. Additionally, the City was determined to be outside of wildfire hazard areas, especially those pertaining to woodland fires.

4.21.2 Analysis of Proposed Project

Threshold (a) Substantially impair an adopted emergency response plan or emergency evacuation plan? [Approved SEIR Impact 5.20-1]

Threshold (b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? [Approved SEIR Impact 5.20-2]

Threshold (c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? [Approved SEIR Impact 5.20-2]

Threshold (d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? [Approved SEIR Impact 5.20-2]

No New or More Severe Impacts: The Approved SEIR assessed that the City was at increased risk of wildfire hazards due to its location within Southern California and that although the City's fire risk comes primarily from urban fires, not wildfires, there is some risk related to wildfires. However, the development of modern fire-resistant materials and tools have greatly reduced these risks. As well, the City's continued compliance with State Fire Codes further reduce the risks of wildfire. Additionally, a review of emergency access is included as part of the City's Design Review process. According to the City's Local Hazard Mitigation Plan (LHMP), interstate highways would serve as major emergency response and evacuation routes.

According to CAL FIRE's Fire and Resources Assessment Program (FRAP), the Project site is not located within or adjacent to land designated as a very high fire hazard severity zone (VHFHSZ).[79] Furthermore, the Project site is located in a flat/leveled area which does not include wild habitat and is not located near hillsides. The Project site is surrounded by a residential development to the north and east, as well as commercial development to the south and west. As previously discussed, the Project site is not exposed to flooding, landslides, runoff conditions. Finally, the Approved SEIR assessed that there are many resources available to address wildland fires should they arise – CAL Fire's 2019 Strategic Fire Plan for California, the CFC, County of San Bernardino Multi-Jurisdictional Hazard Mitigation Plan, the City LHMP,

[79] CAL FIRE FRAP (2021). *Fire Hazard Severity Zone Viewer*. Retrieved from: https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/ (Accessed September 2023).

and fire services from OFD. Therefore, with adherence to these building practices, a less than significant impact is expected to occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to wildfire. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

4.21.3 Overall Wildfire Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to wildfire hazards. Therefore, preparation of a SEIR is not warranted.

5.0 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the State CEQA Guidelines and provides justification for the City to determine that the Addendum is the appropriate CEQA document for the Project, based on the environmental analysis provided above.

This section also includes a discussion of the revisions to the State CEQA Guidelines that have occurred since certification of the Approved SEIR, including the most recently adopted 2018 revisions. In 2018, the OPR transmitted its proposal for the comprehensive updates to the CEQA Guidelines to the California Natural Resources Agency. Included were proposed updates related to analyzing transportation impacts pursuant to SB 743, proposed updates to the analysis of GHG emissions, and revised Section 15126.2(a) in response to the California Supreme Court's decision in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369. The updated Guidelines became effective on December 28, 2018.

CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City proposes to implement the Project within the context of the Approved SEIR, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or more severe significant environmental effects beyond what was evaluated in the Approved SEIR would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the Project have substantively changed beyond what was evaluated in the Approved SEIR; and none of the Project elements would result in new or more severe significant environmental effects than previously identified. No major revisions to the Approved SEIR are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Approved SEIR were identified.

> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

Significant Project-related effects previously examined would not be more severe than were disclosed in the Approved SEIR as a result of the Project. Impacts associated with all environmental resource areas would be the same as or less than disclosed in the adopted Approved SEIR. Implementation of the Project within the context of the Approved SEIR would not substantially increase the severity of previously identified impacts.

> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

No mitigation measures or alternatives were found infeasible in the certified Approved SEIR.

> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Subsequent to certification of the Approved SEIR in 2007, additional technical analyses were performed for the Project and are the subject of this Addendum. Based on the analyses in this document, the Project would not result in any new significant environmental effects nor would it increase the severity of significant effects previously identified in the Approved SEIR. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent EIR.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the Project. No SEIR is required.

CEQA Guidelines Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a SEIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the Project. Therefore, an addendum to the certified Approved SEIR is the appropriate CEQA document for the Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the Approved EIR or adopted negative declaration.

This Addendum will be attached to the Approved SEIR and maintained in the administrative record files at the City.

(d) The decision-making body shall consider the addendum with the Approved EIR or adopted negative declaration prior to making a decision on the project.

The City will consider this Addendum with the Approved EIR prior to making a decision on the Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City records to support the preparation of this Addendum for the Project.

6.0 CONCLUSION

The analysis presented in this document substantiates that the Approved SEIR for TOP 2050 is sufficient to satisfy CEQA requirements for the approval of the proposed PUD and development application. That is, implementation and operation of the proposed Project described herein would not result in any new or substantially more severe environmental impacts than were previously considered and addressed in the Approved SEIR. Further, the Project would implement all applicable mitigation measures presented in the Approved SEIR. As such, potential environmental impacts of the Project are considered to be adequately and appropriately addressed by analysis presented in the Approved SEIR. The Project does not require any major revision of the Certified SEIR, nor would the Project result in conditions that would require preparation of a Subsequent or Supplemental EIR as described in Sections 15162 and 15163 of the CEQA Guidelines.

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APPENDIX A – MITIGATION MONITORING AND REPORTING PROGRAM

The Following Mitigation Measures from The Ontario Plan 2050 Supplemental Environmental Impact Report have been included in the Watermarke Ontario Planned Unit Development Project (Project) Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (Addendum EIR).

Table A-1: Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AIR QUALITY				

MM 3-1: Prior to discretionary approval by the City of Ontario for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Ontario Building Department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:
• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:
  • Requiring use of nontoxic soil stabilizers to reduce wind erosion.
  • Applying water every four hours to active soil disturbing activities.
  • Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.
• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
	Project Applicant	Prior to individual project approvals and during construction activities	City of Ontario Planning/Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.				
MM 3-2: The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).	Project Applicant	Prior to individual project approvals	City of Ontario Building Department	
AQ-1: Prior to discretionary approval by the City of Ontario for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD–adopted thresholds of significance, the City of Ontario Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following: • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate	Project Applicant	Prior to individual project approvals	City of Ontario Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485). • Provide changing/shower facilities as specified in Section A5.106.4.3 of CALGreen (Nonresidential Voluntary Measures). • Provide bicycle parking facilities per Section A4.106.9 of CALGreen (Residential Voluntary Measures). • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures). • Provide facilities to support electric charging stations per Section A5.106.5.3 and Section A5.106.8.2 of CALGreen (Nonresidential Voluntary Measures; Residential Voluntary Measures). • Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.				
CULTURAL RESOURCES				
MM 5-1: Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approval. Pursuant to City's Development Code (Chapter 4, Permit, Actions, and Decisions, and Chapter 7, Historic Preservation), mitigation measures for all Tier III Historic Resources shall include the following: a) Each historic resource shall be fully documented and cataloged pursuant to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards, to provide a record of the resource, including, but not limited to: [i] the preparation of site plans, floor plans, exterior and interior elevations, and detail drawings of character defining features (such as moldings, stairs,	Project Applicant	Prior to individual project approvals.	City of Ontario Building Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
etc.); and [ii] photographs of the resource, including the exterior, interior, and interior and exterior character defining features (such as moldings, light fixtures, trim patterns, etc.). b) A mitigation fee established pursuant to Section 7.01.030 (Historic Preservation Mitigation Fee) shall be paid to the City prior to the issuance of a demolition permit for Tier III historic resources. Fees for Tier I and II historic resources shall be determined during the Environmental Impact Report process. The fees established for Tier III will be used as a reference point for establishing fees for Tier I and II historic resources. c) A Certificate of Appropriateness shall not be issued for the demolition of an historic resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction, unless: [i] a waiver is granted pursuant to Subsection H (Replacement Structure Waiver for Historic Resources Located within Industrial Zoning Districts) of Section 4.02.050; [ii] a deferral of the replacement structure requirement is granted pursuant to Subsection G (Replacement Structure Deferral) of Section 4.02.050; or [iii] demolition is required pursuant to Section 7.01.050 (Unsafe or Dangerous Conditions) of this Development Code. d) In an effort to preserve features and artifacts from historic resources, a determination whether items within or on the resource should be salvaged must be made by the Planning Department and may include the local historical society prior to the issuance of the demolition permit. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. The applicant shall provide an inventory of salvaged items to the Planning Department, and shall include a list of each item name, description, and dimension (as necessary), and the location of each item on a floor plan.				
MM 5-2: In areas of documented or inferred from evident archaeological and/or paleontological resource presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:	Project Applicant	Prior to individual project approvals and during ground disturbing activities	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
a) Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities. b) Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources. c) Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archaeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers.				
NOISE				
MM 12-1: Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour of the Ontario International Airport, the Project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Titles 24 and 21 of the California Code of Regulations	Project Applicant	Prior to issuance of building permits	City of Ontario Planning Department	
MM 12-2: Prior to issuance of a building permit, individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers occurring near sensitive receptors shall be evaluated for potential vibration impacts. For construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would	Project Applicant	Prior and during construction	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
exceed this threshold, alternative uses shall be used, such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.				
MM 12-4: Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Construction contractors shall implement the following measures for construction activities in the City of Ontario. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Ontario Planning and Building Departments shall verify that grading, demolition, and/or construction plans submitted include these notations prior to issuance of demolition, grading, and/or building permits. • Construction activity is limited to the hours between 7:00 am and 6:00 pm Monday through Friday and 9:00 am to 6:00 pm • Saturdays and Sundays, as prescribed in Municipal Code Section 5-29.09. • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques wherever feasible (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses. • Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Engineering Department.	Project Applicant	Prior and during construction	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
• At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. • Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier and may be lined on the construction side with an acoustical blanket, curtain, or equivalent absorptive material.				
TRIBAL CULTURAL RESOURCES				
MM 5-4: Prior to the issuance of grading permits for a proposed project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Ontario and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities,	Project Applicant	Prior to issuance of grading permit(s)	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Ontario shall be the final arbiter of the conditions for projects within the City's jurisdiction.				
TRC-1: Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Ontario, shall develop an archaeological monitoring plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, 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 resources evaluation. At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Pursuant to the AMP, a tribal monitor from the consulting tribe shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.	Project Applicant	Prior to and during construction	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
TRC-2: Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Ontario with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. A curation agreement with an appropriate qualified repository in San Bernardino County that meets federal standards per 36 CFR Part 79, and therefore the resource would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation; c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project	Project Applicant	During construction	City of Ontario Planning Department	

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the San Bernardino County Museum by default; d. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.				

APPENDIX B – AIR QUALTIY AND GREENHOUSE GAS ASSESSMENTS

APPENDIX B1 – AIR QUALITY ASSESSMENT

Air Quality Assessment
Watermarke Ontario Planned Unit Development Project
City of Ontario, California

Prepared by:

Kimley-Horn and Associates, Inc.

3801 University Ave Suite. 300
Riverside, California 92501
Contact: Mr. Alex Pohlman
951.543.9868

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Appendix A: Air Quality Modeling Data

LIST OF ABBREVIATED TERMS

AQMP	air quality management plan
AB	Assembly Bill
ADT	average daily traffic
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAAQS	California Ambient Air Quality Standards
CCAA	California Clean Air Act
CalEEMod	California Emissions Estimator Model
CEQA	California Environmental Quality Act
CO	carbon monoxide
cy	cubic yards
C_2H_3Cl	vinyl chloride
DPM	diesel particulate matter
FCAA	Federal Clean Air Act
H_2S	hydrogen sulfide
Pb	lead
LST	local significance threshold
µg/m^3	micrograms per cubic meter
mg/m^3	milligrams per cubic meter
NAAQS	National Ambient Air Quality Standards
NO_2	nitrogen dioxide
NO_x	nitrogen oxide
O_3	ozone
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
ppm	parts per million
ROG	reactive organic gases
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SB	Senate Bill
SRA	source receptor area
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
sf	square foot
SO_{4-2}	sulfates
SO_2	sulfur dioxide
TAC	toxic air contaminant
U.S. EPA	U.S. Environmental Protection Agency
VOC	volatile organic compound

1 INTRODUCTION

This report documents the results of an Air Quality Assessment completed for Watermarke Ontario Planned Unit Development Project (Project). The purpose of this Air Quality Assessment is to evaluate the potential construction and operational emissions associated with the Project and determine the level of impact the Project would have on the environment.

This analysis has been undertaken to analyze whether the proposed Project would result in any new or substantially more severe significant environmental impacts as compared to the conclusions discussed in The Ontario Plan 2050, certified Final Supplemental Environmental Impact Report (General Plan EIR) (State Clearinghouse No. 2021070364). The purpose of this analysis is to support an Addendum EIR that will document whether any new air quality-related impacts would occur from the Project (described below) compared to the level of significance that was identified in the General Plan EIR pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15162 (et seq.).

1.1 Project Location

The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street. The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The City of Ontario is located in the San Bernardino Valley within San Bernardino County approximately 60 miles east of Los Angeles, California; see Exhibit 1: Regional Location Map and Exhibit 2: Project Vicinity Map.

1.2 Project Description

The applicant proposes to demolish the existing uses and proposes the development of a four-story Type V warp building containing multifamily residential and retail uses as well as a six level Type III above grade parking structure. The Project would include the development of 357 multi-family dwelling units, approximately 2,700 square feet (sf) of leasing, 5,700 sf of amenity space, and 3,800 sf of retail on 5.8 acres; refer to Exhibit 3: Conceptual Site Plan.

Source: ArcGIS Pro World Street Map

Exhibit 1: Regional Locaon Map

Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Source: Google Earth

Exhibit 2: Project Vicinity Map
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Source: TCA Architects

Exhibit 3: Conceptual Site Plan
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

2 ENVIRONMENTAL SETTING

2.1 Climate and Meteorology

The California Air Resources Board (CARB) divides the State into 15 air basins that share similar meteorological and topographical features. The Project is located within the South Coast Air Basin (SCAB), which includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, as well as all of Orange County. The SCAB is on a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean on the southwest and high mountains forming the remainder of the perimeter[1]. Air quality in this area is determined by such natural factors as topography, meteorology, and climate, in addition to the presence of existing air pollution sources and ambient conditions. These factors along with applicable regulations are discussed below.

The SCAB is part of a semi-permanent high-pressure zone in the eastern Pacific. As a result, the climate is mild and tempered by cool sea breezes. This usually mild weather pattern is occasionally interrupted by periods of extreme heat, winter storms, and Santa Ana winds. The annual average temperature throughout the 6,645-square-mile SCAB ranges from low 60 to high 80 degrees Fahrenheit with little variance. With more oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas.

Contrasting the steady pattern of temperature, rainfall is seasonally and annually highly variable. Almost all annual rainfall occurs between the months of November and April. Summer rainfall is reduced to widely scattered thundershowers near the coast, with slightly heavier activity in the east and over the mountains.

Although the SCAB has a semiarid climate, the air closer to the Earth's surface is typically moist because of the presence of a shallow marine layer. Except for occasional periods when dry, continental air is brought into the SCAB by offshore winds, the "ocean effect" is dominant. Periods of heavy fog are frequent and low clouds known as high fog are characteristic climatic features, especially along the coast. Annual average humidity is 70 percent at the coast and 57 percent in the eastern portions of the SCAB.

Wind patterns across the SCAB are characterized by westerly or southwesterly on-shore winds during the day and easterly or northeasterly breezes at night. Wind speed is typically higher during the dry summer months than during the rainy winter. Between periods of wind, air stagnation may occur in both the morning and evening hours. Air stagnation is one of the critical determinants of air quality conditions on any given day. During winter and fall, surface high-pressure systems over the SCAB, combined with other meteorological conditions, result in very strong, downslope Santa Ana winds. These winds normally continue for a few days before predominant meteorological conditions are re-established.

The mountain ranges to the east affect the diffusion of pollutants by inhibiting the eastward transport of pollutants. Air quality in the SCAB generally ranges from fair to poor and is similar to air quality in most of coastal Southern California. The entire region experiences heavy concentrations of air pollutants during prolonged periods of stable atmospheric conditions.

In addition to the characteristic wind patterns that affect the rate and orientation of horizontal pollutant transport, two distinct types of temperature inversions control the vertical depth through which air pollutants are mixed. These inversions are the marine inversion and the radiation inversion. The height of

[1] South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 1993.

the base of the inversion at any given time is called the "mixing height." The combination of winds and inversions is a critical determinant leading to highly degraded air quality for the SCAB in the summer and generally good air quality in the winter.

2.2 Air Pollutants of Concern

The air pollutants emitted into the ambient air by stationary and mobile sources are regulated by state and federal laws. These regulated air pollutants are known as "criteria air pollutants" and are categorized into primary and secondary pollutants.

Primary air pollutants are emitted directly from sources. Carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxide (NO_X), sulfur dioxide (SO_2), coarse particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead are primary air pollutants. Of these, CO, NO_X, SO_2, PM_{10}, and $PM_{2.5}$ are criteria pollutants. ROG and NO_X are criteria pollutant precursors and form secondary criteria pollutants through chemical and photochemical reactions in the atmosphere. For example, the criteria pollutant ozone (O_3) is formed by a chemical reaction between ROG and NO_X in the presence of sunlight. O_3 and nitrogen dioxide (NO_2) are the principal secondary pollutants. Sources and health effects commonly associated with criteria pollutants are summarized in Table 1: Air Contaminants and Associated Public Health Concerns.

Table 1: Air Contaminants and Associated Public Health Concerns

Pollutant	Major Man-Made Sources	Human Health Effects
Particulate Matter (PM_{10} and $PM_{2.5}$)	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; asthma; chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility.
Ozone (O_3)	Formed by a chemical reaction between reactive organic gases/volatile organic compounds (ROG or VOC)[1] and nitrogen oxides (NO_X) in the presence of sunlight. Motor vehicle exhaust industrial emissions, gasoline storage and transport, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing, and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.
Sulfur Dioxide (SO_2)	A colorless gas formed when fuel containing sulfur is burned and when gasoline is extracted from oil. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, and ships.	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel. Damages crops and natural vegetation. Impairs visibility. Precursor to acid rain.
Carbon Monoxide (CO)	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO_2)	A reddish-brown gas formed during fuel combustion for motor vehicles and industrial sources. Sources include motor vehicles, electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to O_3. Contributes to global warming and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.
Lead (Pb)	Lead is a metal found naturally in the environment as well as in manufactured products. The major sources of lead	Exposure to lead occurs mainly through inhalation of air and ingestion of lead in food, water, soil, or dust. It accumulates in the blood,

Table 1: Air Contaminants and Associated Public Health Concerns		
Pollutant	**Major Man-Made Sources**	**Human Health Effects**
	emissions have historically been motor vehicles (such as cars and trucks) and industrial sources. Due to the phase out of leaded gasoline, metals processing is the major source of lead emissions to the air today. The highest levels of lead in air are generally found near lead smelters. Other stationary sources are waste incinerators, utilities, and lead-acid battery manufacturers.	bones, and soft tissues and can adversely affect the kidneys, liver, nervous system, and other organs. Excessive exposure to lead may cause neurological impairments such as seizures, mental retardation, and behavioral disorders. Even at low doses, lead exposure is associated with damage to the nervous systems of fetuses and young children, resulting in learning deficits and lowered IQ.
[1] Volatile Organic Compounds (VOCs or Reactive Organic Gases [ROG]) are hydrocarbons/organic gases that are formed solely of hydrogen and carbon. There are several subsets of organic gases including ROGs and VOCs. Both ROGs and VOCs are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. The major sources of hydrocarbons are combustion engine exhaust, oil refineries, and oil-fueled power plants; other common sources are petroleum fuels, solvents, dry cleaning solutions, and paint (via evaporation).		
Source: California Air Pollution Control Officers Association (CAPCOA), *Health Effects*, http://www.capcoa.org/health-effects/, Accessed June 2023.		

Toxic Air Contaminants

Toxic air contaminants (TACs) are airborne substances that can cause short-term (acute) or long-term (i.e. chronic, carcinogenic or cancer causing) adverse human health effects (i.e. injury or illness). TACs include both organic and inorganic chemical substances. They may be emitted from a variety of common sources including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations. The current California list of TACs includes more than 200 compounds, including particulate emissions from diesel-fueled engines.

CARB identified diesel particulate matter (DPM) as a toxic air contaminant. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particles and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine. Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs. Almost all diesel exhaust particle mass is 10 microns or less in diameter. Due to their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung.

Ambient Air Quality

CARB monitors ambient air quality at approximately 250 air monitoring stations across the State. These stations usually measure pollutant concentrations ten feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations. Existing levels of ambient air quality, historical trends, and projections near the Project are documented by measurements made by the South Coast Air Quality Management District (SCAQMD), the air pollution regulatory agency in the SCAB that maintains air quality monitoring stations which process ambient air quality measurements.

Pollutants of concern in the SCAB include O_3, PM_{10}, and $PM_{2.5}$. The closest air monitoring station to the Project that monitors ambient concentrations of these pollutants is the Mira Loma Van Buren Monitoring

Station (located approximately 9 miles from the Project site). Local air quality data from 2019 to 2021 are provided in Table 2: Ambient Air Quality Data, which lists the monitored maximum concentrations and number of exceedances of state or federal air quality standards for each year.

Table 2: Ambient Air Quality Data

Criteria Pollutant	2019	2020	2021
Ozone (O_3) [1]			
1-hour Maximum Concentration (ppm)	0.131	0.158	0.124
8-hour Maximum Concentration (ppm)	0.107	0.123	0.100
Number of Days Standard Exceeded			
CAAQS 1-hour (>0.09 ppm)	31	82	42
NAAQS 8-hour (>0.070 ppm)	52	116	78
Carbon Monoxide (CO) [1]			
1-hour Maximum Concentration (ppm)	1.45	1.54	0.89
Number of Days Standard Exceeded			
NAAQS 1-hour (>35 ppm)	0	0	0
CAAQS 1-hour (>20 ppm)	0	0	0
Nitrogen Dioxide (NO_2) [1]			
1-hour Maximum Concentration (ppm)	0.0579	0.0554	0.0646
Number of Days Standard Exceeded			
NAAQS 1-hour (>0.100 ppm)	0	0	0
CAAQS 1-hour (>0.18 ppm)	0	0	0
Particulate Matter Less Than 10 Microns (PM_{10}) [1]			
National 24-hour Maximum Concentration	125.9	174.8	124.3
State 24-hour Maximum Concentration	—	—	—
State Annual Average Concentration (CAAQS=20 µg/m³)	—	—	—
Number of Days Standard Exceeded			
NAAQS 24-hour (>150 µg/m³)	0	1	0
CAAQS 24-hour (>50 µg/m³)	0	0	0
Particulate Matter Less Than 2.5 Microns ($PM_{2.5}$) [1]			
National 24-hour Maximum Concentration	—	—	—
State 24-hour Maximum Concentration	91.1	74.0	83.8
Number of Days Standard Exceeded			
NAAQS 24-hour (>35 µg/m³)	—	—	—

NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards; ppm = parts per million.
µg/m³ = micrograms per cubic meter; – = not measured

[1] Measurements taken at the Upland Monitoring Station at 1350 San Bernardino Road, Upland, California 91730 (CARB# 060711004)

Source: All pollutant measurements are from the CARB Aerometric Data Analysis and Management system database (https://www.arb.ca.gov/adam) except for CO, which were retrieved from the CARB Air Quality and Meteorological Information System (https://www.arb.ca.gov/aqmis2/aqdselect.php).

2.3 Sensitive Receptors

Sensitive populations are more susceptible to the effects of air pollution than is the general population. Sensitive receptors that are in proximity to localized sources of toxics are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The Project site is mainly surrounded by residential land uses to the north and east, commercial land uses south and west, and a future church (under construction) to the north. Sensitive land uses nearest to the Project are shown in Table 3: Sensitive Receptors.

Table 3: Sensitive Receptors

Receptor Description	Distance and Direction from the Project
Single-family Residences	Adjacent to the east
Single-family Residences	Adjacent to the north
Church	23 feet to the north
Anthony Munoz Park	869 feet to the northwest
Elderberry Elementary School	1,101 feet to the southwest
Hawthorne Elementary School	1,820 feet to the northeast
Chaffey High School	2,869 feet to the east

Source: Google Earth

3 REGULATORY SETTING

3.1 Federal

Federal Clean Air Act

Air quality is federally protected by the Federal Clean Air Act (FCAA) and its amendments. Under the FCAA, the United States Environmental Protection Agency (EPA) developed the primary and secondary National Ambient Air Quality Standards (NAAQS) for the criteria air pollutants including O_3, NO_2, CO, SO_2, PM_{10}, $PM_{2.5}$, and lead. Proposed projects in or near nonattainment areas could be subject to more stringent air-permitting requirements. The FCAA requires each state to prepare a State Implementation Plan to demonstrate how it will attain the NAAQS within the federally imposed deadlines.

The EPA can withhold certain transportation funds from states that fail to comply with the planning requirements of the FCAA. If a state fails to correct these planning deficiencies within two years of Federal notification, the EPA is required to develop a Federal implementation plan for the identified nonattainment area or areas. The provisions of 40 Code of Federal Regulations Parts 51 and 93 apply in all nonattainment and maintenance areas for transportation-related criteria pollutants for which the area is designated nonattainment or has a maintenance plan. Applicable federal standards are summarized in Table 4: State and Federal Ambient Air Quality Standards.

The FCAA was amended in 1990 to address the numerous air pollutants that are known to cause or may reasonably be anticipated to cause adverse effects to human health or adverse environmental effects. 188 specific pollutants and chemical groups were initially identified as hazardous air pollutants (HAPs), and the list has been modified over time. The FCAA Amendments included new regulatory programs to control acid deposition and for the issuance of stationary source operating permits.

In 2001, the U.S. EPA issued its first Mobile Source Air Toxics Rule, which identified 21 mobile source air toxic (MSAT) compounds as being HAPs that required regulation. A subset of six of these MSAT compounds were identified as having the greatest influence on health and included benzene, 1,3-butadiene, formaldehyde, acrolein, acetaldehyde, and DPM. More recently, the U.S. EPA issued a second MSAT Rule in February 2007, which generally supported the findings in the first rule and provided additional recommendations of compounds having the greatest impact on health. The rule also identified several engine emission certification standards that must be implemented. Unlike the criteria pollutants, toxics do not have NAAQS making evaluation of their impacts more subjective.

National Emissions Standards for Hazardous Air Pollutants (NESHAPs) were incorporated into a greatly expanded program for controlling toxic air pollutants. The provisions for the attainment and maintenance of the NAAQS were substantially modified and expanded. Other revisions included provisions regarding stratospheric O_3 protection, increased enforcement authority, and expanded research programs.

Section 112 of the FCAA Amendments governs the federal control program for HAPs. NESHAPs are issued to limit the release of specified HAPs from specific industrial sectors. These standards are technology-based, meaning that they represent the best available control technology an industrial sector could afford. The level of emissions controls required by NESHAPs are not based on health risk considerations because allowable releases and resulting concentrations have not been determined to be safe for the general

public. The FCAA does not establish air quality standards for HAPs that define legally acceptable concentrations of these pollutants in ambient air.

3.2 State of California

California Air Resources Board

CARB administers the air quality policy in California. The California Ambient Air Quality Standards (CAAQS) were established in 1969 pursuant to the Mulford-Carrell Act. These standards, included with the NAAQS in Table 4, are generally more stringent and apply to more pollutants than the NAAQS. In addition to the criteria pollutants, CAAQS have been established for visibility reducing particulates, hydrogen sulfide, and sulfates.

The California Clean Air Act (CCAA), requires that each local air district prepare and maintain an Air Quality Management Plan (AQMP) to achieve compliance with CAAQS. These AQMPs also serve as the basis for the preparation of the State Implementation Plan for meeting federal clean air standards for the State of California. Like the EPA, CARB also designates areas within California as either attainment or nonattainment for each criteria pollutant based on whether the CAAQS have been achieved. Under the CCAA, areas are designated as nonattainment for a pollutant if air quality data shows that a state standard for the pollutant was violated at least once during the previous three calendar years. Exceedances that are affected by highly irregular or infrequent events such as wildfires, volcanoes, etc. are not considered violations of a state standard, and are not used as a basis for designating areas as nonattainment. The applicable State standards are summarized in Table 4.

Table 4: State and Federal Ambient Air Quality Standards

Pollutant	Averaging Time	State Standards[1]	Federal Standards[2]
Ozone (O_3) [2, 5, 7]	8 Hour	0.070 ppm (137 µg/m³)	0.070 ppm
	1 Hour	0.09 ppm (180 µg/m³)	NA
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m³)	9 ppm (10 mg/m³)
	1 Hour	20 ppm (23 mg/m³)	35 ppm (40 mg/m³)
Nitrogen Dioxide (NO_2)	1 Hour	0.18 ppm (339 µg/m³)	0.10 ppm[11]
	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)	0.053 ppm (100 µg/m³)
Sulfur Dioxide (SO_2) [8]	24 Hour	0.04 ppm (105 µg/m³)	0.14 ppm (365 µg/m³)
	1 Hour	0.25 ppm (655 µg/m³)	0.075 ppm (196 µg/m³)
	Annual Arithmetic Mean	NA	0.03 ppm (80 µg/m³)
Particulate Matter (PM_{10}) [1, 3, 6]	24-Hour	50 µg/m³	150 µg/m³
	Annual Arithmetic Mean	20 µg/m³	NA
Fine Particulate Matter ($PM_{2.5}$) [3, 4, 6, 9]	24-Hour	NA	35 µg/m³
	Annual Arithmetic Mean	12 µg/m³	12 µg/m³
Sulfates (SO_{4-2})	24 Hour	25 µg/m³	NA
Lead (Pb) [10, 11]	30-Day Average	1.5 µg/m³	NA
	Calendar Quarter	NA	1.5 µg/m³
	Rolling 3-Month Average	NA	0.15 µg/m³
Hydrogen Sulfide (H_2S)	1 Hour	0.03 ppm (42 µg/m³)	NA
Vinyl Chloride (C_2H_3Cl) [10]	24 Hour	0.01 ppm (26 µg/m³)	NA

Notes:

ppm = parts per million; µg/m³ = micrograms per cubic meter; mg/m³ = milligrams per cubic meter; – = no information available.

1 California standards for O_3, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM_{10}, and visibility reducing particles are values that are not to be exceeded. The standards for sulfates, Lake Tahoe carbon monoxide, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour or 24-hour average (i.e. all standards except for lead and the PM_{10} annual standard), then some measurements may be excluded. Measurements are excluded that CARB determines would occur less than once per year on the average. The Lake Tahoe carbon monoxide standard is 6.0 ppm, a level one-half the national standard and two-thirds the State standard.

2 National standards shown are the "primary standards" designed to protect public health. National standards other than for O_3, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour O_3 standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour O_3 standard is attained when the 3-year average of the 4th highest daily concentrations is 0.070 ppm or less. The 24-hour PM_{10} standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m$_3$. The 24-hour $PM_{2.5}$ standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m³.

3 Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM_{10} is met if the 3-year average falls below the standard at every site. The annual $PM_{2.5}$ standard is met if the 3-year average of annual averages spatially-averaged across officially designed clusters of sites falls below the standard. NAAQS are set by the EPA at levels determined to be protective of public health with an adequate margin of safety.

4 On October 1, 2015, the national 8-hour O_3 primary and secondary standards were lowered from 0.075 to 0.070 ppm. An area will meet the standard if the fourth-highest maximum daily 8-hour O_3 concentration per year, averaged over three years, is equal to or less than 0.070 ppm. EPA will make recommendations on attainment designations by October 1, 2016, and issue final designations October 1, 2017. Nonattainment areas will have until 2020 to late 2037 to meet the health standard, with attainment dates varying based on the O_3 level in the area.

5 The national 1-hour O_3 standard was revoked by the EPA on June 15, 2005.

6 In June 2002, CARB established new annual standards for $PM_{2.5}$ and PM_{10}.

7 The 8-hour California O_3 standard was approved by the CARB on April 28, 2005 and became effective on May 17, 2006.

8 On June 2, 2010, the EPA established a new 1-hour SO_2 standard, effective August 23, 2010, which is based on the 3-year average of the annual 99th percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO_2 NAAQS however must continue to be used until one year following EPA initial designations of the new 1-hour SO_2 NAAQS.

9 In December 2012, EPA strengthened the annual $PM_{2.5}$ NAAQS from 15.0 to 12.0 µg/m³. In December 2014, the EPA issued final area designations for the 2012 primary annual $PM_{2.5}$ NAAQS. Areas designated "unclassifiable/attainment" must continue to take steps to prevent their air quality from deteriorating to unhealthy levels. The effective date of this standard is April 15, 2015.

10 CARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure below which there are no adverse health effects determined.

11 National lead standards, rolling 3-month average: final rule signed October 15, 2008. Final designations effective December 31, 2011.

Source: South Coast Air Quality Management District, *Air Quality Management Plan*, 2022; California Air Resources Board, *Ambient Air Quality Standards*, May 6, 2016.

3.3 Regional

South Coast Air Quality Management District

The SCAQMD is the air pollution control agency for Orange County and the urban portions of Los Angeles, Riverside, and San Bernardino Counties. The agency's primary responsibility is ensuring that state and federal ambient air quality standards are attained and maintained in the SCAB. The SCAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, conducting public education campaigns, and many other activities. All projects are subject to SCAQMD rules and regulations in effect at the time of construction.

The SCAQMD is also the lead agency in charge of developing the AQMP, with input from the Southern California Association of Governments (SCAG) and CARB. The AQMP is a comprehensive plan that includes control strategies for stationary and area sources, as well as for on-road and off-road mobile sources. SCAG has the primary responsibility for providing future growth projections and the development and implementation of transportation control measures. CARB, in coordination with federal agencies, provides the control element for mobile sources.

The 2016 AQMP was adopted by the SCAQMD Governing Board on March 3, 2017. The purpose of the AQMP is to set forth a comprehensive and integrated program that would lead the SCAB into compliance with the federal 24-hour $PM_{2.5}$ air quality standard, and to provide an update to the SCAQMD's commitments towards meeting the federal 8-hour O_3 standards. Specifically, the 2016 AQMP covers the following federal standards: 1979 1-hour O_3 NAAQS, 1997 8-hour O_3 NAAQS, 2006 24-hour $PM_{2.5}$ NAAQS, 2008 8-hour O_3 NAAQS, and the 2012 annual $PM_{2.5}$ NAAQS.

On October 1, 2015, the U.S. EPA strengthened the NAAQS for ground-level O_3. The 2022 AQMP, adopted by the SCAQMD Governing Board on December 2, 2022, was developed to address the requirements for meeting the 2015 8-hour O_3 standard. The 2022 AQMP builds upon measures already in place from previous AQMPs. It also includes a variety of additional strategies such as regulation, accelerated deployment of available cleaner technologies (e.g., zero emissions technologies, when cost-effective and feasible, and low NO_X technologies in other applications), best management practices, co-benefits from existing programs (e.g., climate and energy efficiency), incentives, and other FCAA measures to achieve the 2015 8-hour ozone standard. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including the *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS) and updated emission inventory methodologies for various source categories. The 2022 AQMP requires CARB's adoption before submittal for the U.S. EPA's final approval, which is expected to occur sometime in 2023.

The SCAQMD has published the *CEQA Air Quality Handbook* (approved by the SCAQMD Governing Board in 1993 and augmented with guidance for Local Significance Thresholds [LST] in 2008). The SCAQMD guidance helps local government agencies and consultants to develop environmental documents required by California Environmental Quality Act (CEQA) and provides identification of suggested thresholds of significance for criteria pollutants for both construction and operation (see discussion of thresholds below). With the help of the *CEQA Air Quality Handbook* and associated guidance, local land use planners and consultants are able to analyze and document how proposed and existing projects affect air quality

in order to meet the requirements of the CEQA review process. The SCAQMD periodically provides supplemental guidance and updates to the handbook on their website.

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for regional issues relating to transportation, the economy, community development, and the environment. Under federal law, SCAG is designated as a Metropolitan Planning Organization and under State law as a Regional Transportation Planning Agency and a Council of Governments.

The state and federal attainment status designations for the SCAB are summarized in Table 5: South Coast Air Basin Attainment Status. The SCAB is currently designated as a nonattainment area with respect to the State O_3, PM_{10}, and $PM_{2.5}$ standards, as well as the federal 8-hour O_3 and $PM_{2.5}$ standards. The SCAB is designated as attainment or unclassified for the remaining state and federal standards.

Table 5: South Coast Air Basin Attainment Status

Pollutant	State	Federal
Ozone (O_3) (1 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Ozone (O_3) (8 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Particulate Matter ($PM_{2.5}$) (24 Hour Standard)	–	Non-Attainment (Serious)
Particulate Matter ($PM_{2.5}$) (Annual Standard)	Non-Attainment	Non-Attainment (Moderate)
Particulate Matter (PM_{10}) (24 Hour Standard)	Non-Attainment	Attainment (Maintenance)
Particulate Matter (PM_{10}) (Annual Standard)	Non-Attainment	–
Carbon Monoxide (CO) (1 Hour Standard)	Attainment	Attainment (Maintenance)
Carbon Monoxide (CO) (8 Hour Standard)	Attainment	Attainment (Maintenance)
Nitrogen Dioxide (NO_2) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Nitrogen Dioxide (NO_2) (Annual Standard)	Attainment	Attainment (Maintenance)
Sulfur Dioxide (SO_2) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Sulfur Dioxide (SO_2) (24 Hour Standard)	Attainment	–
Lead (Pb) (30 Day Standard)	–	Unclassifiable/Attainment
Lead (Pb) (3 Month Standard)	Attainment	–
Sulfates (SO_{4-2}) (24 Hour Standard)	Attainment	–
Hydrogen Sulfide (H_2S) (1 Hour Standard)	Unclassified	–

Source: South Coast Air Quality Management District, *Air Quality Management Plan*, 2022; United States Environmental Protection Agency, *Nonattainment Areas for Criteria Pollutants (Green Book)*, 2022.

The following is a list of SCAQMD rules that are required of construction activities associated with the Project:

- **Rule 402 (Nuisance)** – This rule prohibits the 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. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

- **Rule 403 (Fugitive Dust)** – This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.
    a) Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
    b) All on-site roads will be paved as soon as feasible or watered periodically or chemically stabilized.
    c) All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
    d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
    e) Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface.

- **Rule 445, Wood Burning** – Rule 445 prohibits permanently installed wood-burning devices into any new development. A wood-burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

- **Rule 1113 (Architectural Coatings)** – This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

3.4 Local

The Ontario Plan 2050 (City of Ontario General Plan)

The Ontario Plan 2050 contains the following goals and policies that address air quality:

<u>The Ontario Plan 2050, Environmental Resources Element</u>

Goal ER-4 *Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.*

Policy ER-4.1 Land Use. We reduce GHG and other local pollutant emissions through compact, mixed use, and transit-oriented development and development that improves the regional jobs-housing balance.

Policy ER-4.2 Sensitive Land Uses. We prohibit the future siting of sensitive land uses within the distances defined by the California Air Resources Board for specific source categories, without sufficient mitigation.

Policy ER-4.4 Indoor Air Quality. We will comply with State Green Building Codes relative to indoor air quality. We seek funding to improve indoor air quality for households with poor indoor air quality, with priority for lower income households in environmental justice areas.

Policy ER-4.6 Particulate Matter. We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.

Policy ER-4.7 Other Agency Collaboration. We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source, with a particular focus on sources that affect environmental justice areas in Ontario.

4 SIGNIFICANCE CRITERIA AND METHODOLOGY

4.1 Air Quality Thresholds

Based upon the criteria derived from Appendix G of the CEQA Guidelines, a Project normally would have a significant effect on the environment if it would:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment under an applicable state or federal ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.
- Exceed SCAQMD Thresholds

SCAQMD Thresholds

The significance criteria established by SCAQMD may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the Project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality during construction and operational activities of land use development projects, as shown in Table 6: South Coast Air Quality Management District Emissions Thresholds.

Table 6: South Coast Air Quality Management District Emissions Thresholds

Criteria Air Pollutants and Precursors	Construction-Related	Operational-Related
	(Maximum Pounds Per Day)	
Reactive Organic Gases (ROG)	75	55
Carbon Monoxide (CO)	550	550
Nitrogen Oxides (NO_X)	100	55
Sulfur Oxides (SO_X)	150	150
Coarse Particulates (PM_{10})	150	150
Fine Particulates ($PM_{2.5}$)	55	55

Source: South Coast Air Quality Management District, *South Coast AQMD Air Quality Significance Thresholds*.

Localized Carbon Monoxide

In addition to the daily thresholds listed above, development associated with the Project would also be subject to the ambient air quality standards. These are addressed though an analysis of localized CO impacts. The significance of localized impacts depends on whether ambient CO levels near the Project site are above state and federal CO standards (the more stringent California standards are 20 ppm for 1-hour and 9 ppm for 8-hour). The SCAB has been designated as attainment under the 1-hour and 8-hour standards.

Localized Significance Thresholds

In addition to the CO hotspot analysis, the SCAQMD developed LSTs in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions. The SCAQMD developed LSTs for emissions of NO_2, CO, PM_{10}, and $PM_{2.5}$ generated at new development sites (off-site mobile source emissions are not included in the LST analysis). LSTs represent the maximum emissions that can be generated at a project without expecting to cause or substantially contribute to an exceedance of the most stringent state or federal ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the Project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. LST analysis for construction is applicable for all projects that disturb 5 acres or less on a single day. The City of Ontario is located within SCAQMD SRA 33, Southwest San Bernardino Valley. Table 7: Local Significance Thresholds for Construction/Operations shows the LSTs for a 1-acre, 2-acre, 3.5-acre (interpolated), and 5-acre project in SRA 34. Because the nearest sensitive receptors are adjacent to the east of the Project site, the thresholds for distances of 25 meters or less are listed below.

Table 7: Local Significance Thresholds for Construction/Operations

Project Size	(Maximum Pounds Per Day)			
	Nitrogen Oxide (NO_X)	Carbon Monoxide (CO)	Coarse Particulates (PM_{10})	Fine Particulates ($PM_{2.5}$)
1 Acre	118/118	863/863	5/2	4/1
2 Acres	170/170	1,232/1,232	6/2	5/2
3.5 Acres	220/220	1,713/1,713	11/3	7/2
5 Acres	270/270	2,193/2,193	16/4	9/2

Source: South Coast Air Quality Management District, *Localized Significance Threshold Methodology,* July 2008.

LSTs associated with all acreage categories are provided in Table 7 for informational purposes. Table 7 shows that the LSTs increase as acreages increase. It should be noted that LSTs are screening thresholds and are therefore conservative. The construction LST acreage is determined based daily acreage disturbed. The operational LST acreage is based on the total area of the Project site. Although the Project site is greater than five acres, the 5-acre operational LSTs are conservatively used to evaluate the Project.

4.2 Plans, Programs, and Policies

Plans, programs, and policies (PPP) are based on local, state, or federal requirements that are frequently independent of CEQA review and typically include compliance with the provisions of the Building Code, SCAQMD Rules, etc. The City may impose additional requirements during the approval process, as appropriate. Because PPPs are neither Project specific nor a result of development of the Project, they are not considered to be either project design features or mitigation measures.

PPP AIR-1 New buildings are required to achieve the current California Building Energy Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2022 Building Energy Efficiency Standards became Effective January 1, 2023. The Building Energy Efficiency Standards and CALGreen are updated triennially with a goal to achieve zero net energy for residential buildings and nonresidential buildings in the future.

PPP AIR-2 New buildings are required to adhere to the California Green Building Standards Code (CALGreen) requirement to provide bicycle parking for new non-residential buildings, or meet local bicycle parking ordinances, whichever is stricter (CALGreen Section 5.106.4.1, 14.106.4.1, and Section 5.106.4.1.2).

PPP AIR-3 Construction activities will be conducted in compliance with 13 California Code of Regulations (CCR) Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.

PPP AIR-4 Construction activities will be conducted in compliance with any applicable SCAQMD rules and regulations, including but not limited to the following:

- Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
- Rule 402, Nuisance, which states that a project 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."
- Rule 1113, which limits the volatile organic compound content of architectural coatings.

4.3 Methodology

This air quality impact analysis considers construction and operational impacts associated with the Project. Where criteria air pollutant quantification was required, emissions were modeled using the California Emissions Estimator Model (CalEEMod) 2022. CalEEMod is a Statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Air quality impacts were assessed according to methodologies recommended by CARB and the SCAQMD.

Construction

Construction equipment, trucks, worker vehicles, and ground-disturbing activities associated with Project construction would generate emissions of criteria air pollutants and precursors. Daily regional construction emissions are estimated by assuming construction occurs at the earliest feasible date (i.e., a conservative estimate of construction activities) and applying off-road, fugitive dust, and on-road emissions factors in CalEEMod. For the purpose of this analysis, the Project is anticipated to commence construction in June 2024 and continue over 30 months.

Operations

Project operations would result in emissions of area sources (consumer products, architectural coating, and landscape equipment), energy sources (natural gas usage), mobile sources (motor vehicles from Project generated vehicle trips), and off-road equipment. Project-generated operational emissions would

be predominantly associated with motor vehicle use. Emissions from each of these categories are discussed below.

- **Area Sources.** Area source emissions would be generated due to consumer products, on-site equipment, architectural coating, and landscaping. Consumer products are various solvents used in non-industrial applications, which emit VOCs during product use. These typically include cleaning supplies, kitchen aerosols, cosmetics, and toiletries. It should be noted that the default area source VOC emission factor developed for CalEEMod is based on a statewide factor. The CalEEMod default emissions rates were used.

- **Energy Sources.** Energy source emissions would be generated due to electricity and natural gas usage associated with the Project. Primary uses of electricity and natural gas by the Project would be from space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions were calculated in CalEEMod.

- **Mobile Sources.** Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern. NO_X and ROG react with sunlight to form O_3, known as photochemical smog. Additionally, wind currents readily transport PM_{10} and $PM_{2.5}$. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

  Project-generated vehicle emissions are based on the trip generation within the *Traffic Scoping Agreement for the Proposed Watermarke Ontario Project in the City of Ontario, California* and incorporated into CalEEMod as recommended by the SCAQMD. Project trip generation from the Traffic Scoping Agreement is based on the following Institute of Transportation Engineers (ITE) land use categories:

  - ITE Land Use 220: Multifamily Housing (Low-rise) (357 dwelling units).
  - ITE Land Use 822: Strip Retail Plaza (3.8 thousand square feet).

  The Project would generate a total of 2,603 daily trips. When accounting for pass-by trips and trips from the existing uses, the Project would generate 1,269 new daily trips.

As discussed above, the SCAQMD provides significance thresholds for emissions associated with proposed Project construction and operations. The proposed Project's construction and operational emissions are compared to the daily criteria pollutant emissions significance thresholds in order to determine the significance of a Project's impact on regional air quality.

Localized Significance Thresholds

The localized effects from the Project's on-site emissions were evaluated in accordance with the SCAQMD's LST methodology, which uses on-site mass emissions rate look-up tables and Project-specific modeling. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

5 POTENTIAL IMPACTS AND MITIGATION

5.1 Air Quality Analysis

Previous Significance Determination

The 2022 Final Supplemental EIR for The Ontario Plan 2050 concluded that implementation of The Ontario Plan would result in significant and unavoidable impacts relative to air quality. The EIR determined that the that General Plan would be inconsistent with the AQMP because buildout under the General Plan would contribute to nonattainment of criteria pollutants in the SCAB. Implementation of **MM 3-2** and **AQ-1** would reduce emissions; however, no additional mitigation measures are available that would reduce impacts below SCAQMD thresholds, resulting in a significant and unavoidable impact.

The Certified EIR also determined General Plan would generate construction and operational emissions that would exceed SCAQMD's significance thresholds. **MM 3-1** would reduce construction related emissions to the extent feasible, however individual projects accommodated under the General Plan may exceed SCAQMD construction thresholds resulting in a significant and unavoidable impact. **MM 3-2** and **AQ-1** would reduce operational emissions to the extent feasible, however operational impacts would remain significant and unavoidable impact due to the increase in VOCs from residential development.

Threshold 5.1 Would the Project conflict with or obstruct implementation of the applicable air quality plan?

As part of its enforcement responsibilities, the EPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan that demonstrates the means to attain the federal standards. The State Implementation Plan must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the state and federal ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the SCAB, which is under the jurisdiction of the SCAQMD. The SCAQMD is required, pursuant to the FCAA, to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2016 AQMP and 2022 AQMP. The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving CAAQS and NAAQS. The primary purpose of the 2022 AQMP is to identify, develop, and implement strategies and control measures to meet the 2015 8-hour ozone NAAQS. Air quality management planning is a regional and multi-agency effort including the SCAQMD, the CARB, the SCAG, and the EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020-2045 RTP/SCS, updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- **Consistency Criterion No. 2**: The Project will not exceed the assumptions in the AQMP or increments based on the years of the Project build-out phase.

According to the SCAQMD's *CEQA Air Quality Handbook*, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with CAAQS and NAAQS.

The violations to which Consistency Criterion No. 1 refers are exceedances of CAAQS and NAAQS. As shown in Table 8 and Table 9, the Project would not exceed construction or operation emission standards. Therefore, the Project would not contribute to an existing air quality violation. Thus, the Project is consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans.

The Project site is currently designated as Mixed Use Neighborhood Activity Hub (MU-NH) which allows for 20 to 75 dwelling units per acre and 1.0 FAR for retail uses. Therefore, the Project is assumed to be consistent with the current AQMP regional emissions inventory for the SCAB. Thus, the Project is consistent with the second criterion. As noted above (and discussed further in Threshold 5.2, below), Project implementation would not result in air pollutant emissions that exceed SCAQMD's construction and operational emission thresholds. In addition, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP. Therefore, the Project would be consistent with the AQMP, resulting in a less than significant impact.

Mitigation Measures: refer to mitigation measures 3-2 and AQ-1 from The Ontario Plan 2050 Final EIR, discussed below under Threshold 5.2.

Level of Significance: Less than significant impact.

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Threshold 5.2 Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable state or federal ambient air quality standard?

Construction Emissions

Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include O_3-precursor pollutants (i.e. ROG and NO_X) and PM_{10} and $PM_{2.5}$. Construction-generated emissions are short term and of temporary

duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water. Fugitive dust emissions may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby.

The Project's construction emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Appendix A: Air Quality for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are summarized in in Table 8: Construction-Related Emissions.

Table 8: Construction-Related Emissions

Construction Year	Emissions (Maximum Pounds Per Day) [1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 2024	8.48	83.3	79.7	0.13	13.0	7.3
Year 2024	33.0	22.8	54.7	0.06	7.03	2.14
Year 2026	2.73	14.3	41.2	0.04	5.98	1.72
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix A for Model Data Outputs.

Source: CalEEMod version 2022.1.1.14. Refer to Appendix A for model outputs.

As shown in Table 8, all criteria pollutant emissions would remain below their respective thresholds.

Operational Emissions

Project-generated emissions would be primarily associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. Long-term operational emissions attributable to the Project are summarized in Table 9: Operational Emissions.

Table 9: Operational Emissions						
Source	**Emissions (Maximum Pounds Per Day)**					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	4.63	3.84	33.3	0.08	6.82	1.77
Area Source Emissions	11.0	5.33	34.3	0.03	0.43	0.44
Energy Emissions	0.06	1.01	0.44	0.01	0.08	0.08
Total Emissions	15.69	10.18	68.04	0.12	7.33	2.29
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less						
Source: CalEEMod version 2020.4.0. Refer to Appendix A for model outputs.						

As shown in Table 9, all criteria pollutant emissions would remain below their respective thresholds.

Cumulative Short-Term Emissions

The SCAB is designated nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. Appendix D of the SCAQMD White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (2003) notes that projects that result in emissions that do not exceed the project-specific SCAQMD regional thresholds of significance should result in a less than significant impact on a cumulative basis unless there is other pertinent information to the contrary. Therefore, if a project is estimated to result in emissions that do not exceed the thresholds, the project's contribution to the cumulative impact on air quality in the SCAB would not be cumulatively considerable. As shown in Table 8, construction emissions of the Project would not exceed the SCAQMD significance thresholds, and the construction impacts would be less than significant levels. Therefore, the proposed Project would not generate a cumulatively considerable contribution to air pollutant emissions during construction.

Cumulative Long-Term Impacts

The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in Table 9, the Project operational emissions would not exceed SCAQMD thresholds. As a result, operational emissions associated with the Project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Plans, Programs, and Policies:

The following includes existing requirements that are based on local, State, or federal regulations or laws that are frequently required independent of CEQA review. Typical standard conditions and requirements include compliance with the provisions of the Building Code, SCAQMD Rules, etc. The City may impose additional conditions during the approval process, as appropriate. Because these requirements are neither project specific nor a result of project development, they are not Mitigation Measures.

PPP AIR-1 New buildings are required to achieve the current California Building Energy Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11).

PPP AIR-2 Construction activities will be conducted in compliance with 13 California Code of Regulations (CCR) Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.

PPP AIR-3 Construction activities will be conducted in compliance with any applicable SCAQMD rules and regulations, including but not limited to the following:

- Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
- Rule 402, Nuisance, which states that a project 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."

- Rule 1113, which limits the volatile organic compound content of architectural coatings.

2022 The Ontario Plan 2050 FEIR Mitigation Measures. The FEIR includes measures to reduce potential impacts associated with the implementation of The Ontario Plan 2050. The following measures from the FEIR are applicable to the proposed Project:

MM 3-1 Prior to discretionary approval by the City of Ontario for development projects subject to CEQA review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SCAQMD adopted thresholds of significance, the City of Ontario Building Department shall feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:

- Require fugitive dust control measures that exceed SCAQMD 's Rule 403, such as:
    - Requiring use of nontoxic soil stabilizers to reduce wind erosion
    - Applying water every four hours to active soil disturbing activities

- Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.

- Using construction equipment rated by U.S. EPA as having Tier 4 interim or higher exhaust emission limits.

- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.

- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.

- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the SCAQMD's website.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

MM 3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).

MM AQ-1 The Prior to discretionary approval by the City of Ontario for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SCAQMD–adopted thresholds of significance, the City of Ontario Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.

- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.

- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).

- Provide changing/shower facilities as specified in Section A5.106.4.3 of CALGreen (Nonresidential Voluntary Measures).

- Provide bicycle parking facilities per Section A4.106.9 of CALGreen (Residential Voluntary Measures).

- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures).

- Provide facilities to support electric charging stations per Section A5.106.5.3 and Section A5.106.8.2 of CALGreen (Nonresidential Voluntary Measures; Residential Voluntary Measures).
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star– certified or equivalent appliances shall be verified by the City during plan check.

Level of Significance: Less than significant impact.

Conclusion

The Project's emissions would not exceed the SCAQMD thresholds during both construction and operations. Thus, the impact would not be cumulatively considerable. Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Threshold 5.3 Would the Project expose sensitive receptors to substantial pollutant concentrations?

Localized Construction Significance Analysis

The nearest sensitive receptors are single-family residential dwellings located adjacent to the north and east of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, Table 10, Equipment-

Specific Grading Rates is used to determine the maximum daily disturbed acreage for comparison to LSTs. The appropriate SRA for the localized significance thresholds is the Southwest San Bernardino Valley (SRA 33) since this area includes the Project. LSTs apply to NO_2, CO, PM_{10}, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to five acres in size. Project construction is anticipated to disturb a maximum of four acres in a single day. As the LST guidance provides thresholds for projects disturbing 1-, 2-, and 5-acres in size and the thresholds increase with size of the site, the LSTs for a 3.5-acre threshold were interpolated and utilized for this analysis.

Table 10: Equipment-Specific Grading Rates

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Site Preparation	Tractors	4	0.5	8	2.0
	Graders	0	0.5	8	0.0
	Dozers	3	0.5	8	1.5
	Scrapers	0	1	8	0.0
				Total Acres Graded per Day	**3.5**

Source: CalEEMod version 2022.1.1.14. Refer to Appendix A for model outputs.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. SCAQMD's LST guidance recommends using the 25-meter threshold for receptors located 25 meters or less from the project site. Therefore, the LSTs for 3.5 acres at 25 meters were used for the construction analysis which is consistent with the SCAQMD LST methodology. Table 11, Localized Significance of Construction Emissions presents the results of unmitigated localized emissions during each construction activity. Table 11 shows that emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 11: Localized Significance of Construction Emissions				
Construction Activity	**Emissions (Maximum Pounds Per Day)[1]**			
	NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
Demolition (2024)	24.9	21.7	2.1	1.2
Site Preparation (2024)	36.0	32.9	6.7	4.1
Grading (2024)	18.2	18.8	3.7	1.7
Building Construction (2024)	11.2	13.1	0.5	0.5
Building Construction (2025)	10.4	13.0	0.4	0.4
Paving (2025)	7.5	10.0	0.4	0.3
Architectural Coating (2025)	0.9	1.1	0.03	0.03
Combined Building Construction / Paving (2025)	17.9	23	0.8	0.7
Combined Building Construction / Architectural Coating (2025)	11.3	14.1	0.4	0.4
Building Construction (2026)	9.9	13.0	0.4	0.4
Maximum Daily Emissions	**36.0**	**32.9**	**6.7**	**4.1**
SCAQMD Localized Screening Threshold (adjusted for 3.5 acres at 25 meters)	*220*	*1,713*	*11*	*7*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**
NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less				
1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix A for Model Data Outputs.				
Source: CalEEMod version 2022.1.1.14. Refer to Appendix A for model outputs.				

Localized Operational Significance Analysis

The operational phase LST protocol applies to on-site emissions sources (area and energy sources). It is noted that the SCAQMD's LSTs are screening thresholds for localized emissions based on location, distance, and site size. LSTs thresholds for receptors located at 25 meters or less in SRA 33 were utilized in this analysis because the closest receptor is located adjacent to the east. Although the Project site is approximately 5.8 acres, the 5-acre LST threshold was also conservatively used for the Project, as the LSTs increase with the size of the site. Table 12, Localized Significance of Operational Emissions shows that the maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 12: Localized Significance of Operational Emissions				
Activity	**Emissions (Maximum Pounds Per Day)**			
	NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	6.3	34.7	0.5	0.5
SCAQMD Localized Screening Threshold (adjusted for 5 acres at 25 meters)	*220*	*1,713*	*3*	*2*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**
NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less				
Source: CalEEMod version 2022.1.1.14. Refer to Appendix A for model outputs.				

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme O_3 nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program[2] was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's LSTs and mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts.

NO_X and ROG are precursor emissions that form O_3 in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so O_3 may be formed at a distance downwind from the sources. Breathing ground-level O_3 can result health effects that include reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily O_3 concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that O_3 can make asthma symptoms worse and can increase sensitivity to asthma triggers.

The SCAQMD's 2022 AQMP focuses on the 2015 8-hour ozone standard with achieving attainment in 2037. The largest source of NO_X emissions (an O_3 precursor) in 2018 were related to on-road sources. The 2022 AQMP also emphasizes a shift in focus beyond on-road emissions to off-road sources. The 2022 AQMP identifies a 67 percent NO_X reduction beyond what we would achieve through current programs by 2037 and about 83 percent below current levels. In order to achieve this, the SCAQMD identifies the need for widespread adoption of zero emissions (ZE) technologies across all mobile sectors and stationary sources.

The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available ZE and low NO_X technologies and (2) developing new ZE and ultra-low NO_X technologies for use in cases where the technology is not currently available. SCAQMD will prioritize distribution of incentive funding in environmental justice (EJ) areas and seek opportunities to focus benefits on the most disadvantaged communities. The 2022 AQMP includes a total of 49 control measures. In addition to the NO_X measures, the 2022 AQMP relies on co-benefits from climate and energy efficiency programs for further reductions, limited strategic measures for VOC reductions, and other actions.

[2] Code of Federal Regulation (CFR) [i.e. PSD (40 CFR 52.21, 40 CFR 51.166, 40 CFR 51.165 (b)), Non-attainment NSR (40 CFR 52.24, 40 CFR 51.165, 40 CFR part 51, Appendix S)

The SCAQMD's air quality modeling demonstrates that NO_X reductions prove to be much more effective in reducing O_3 levels and will also lead to significant improvement in $PM_{2.5}$ concentrations. NO_X-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane.

There are significant challenges with correlating specific health effects that will occur as a result of a project's significant criteria air pollutant emissions. Generally, models that correlate criteria air pollutant concentrations with specific health effects focus on regulatory decision-making that will apply throughout an entire air basin or region. These models focus on the region-wide health effects of pollutants so that regulators can assess the costs and benefits of adopting a proposed regulation that applies to an entire category of air pollutant sources, rather than the health effects related to emissions from a specific proposed project or source. Because of the scale of these analyses, any one project is likely to have only very small incremental effects which may be difficult to differentiate from the effects of air pollutant concentrations in an entire air basin. In addition, such modeling efforts are costly, and the value of a project-specific analysis may be modest in relation to that cost. Furthermore, the results, while costly to produce, may not be particularly useful. For regional pollutants, it is difficult to trace a particular project's criteria air pollutant emissions to a specific health effect. Moreover, the modeled results may be misleading because the margin of error in such modeling is large enough that, even if the modeled results report a given health effect, the model is sufficiently imprecise that the actual effect may differ from the reported results; that is, the modeled results suggest precision, when in fact available models cannot be that precise on a project level.

As discussed above, the mass emissions thresholds developed by SCAQMD and used by CEQA lead agencies throughout southern California to determine potential significance of project-related regional changes in the environment are not directly indicative of exceedances of applicable ambient air standards. Meteorology, the presence of sunlight, and other complex chemical factors all combine to determine the ultimate concentration and location of O_3 or PM. The effects on ground-level ambient concentrations of pollutants that may be breathed by people are also influenced by the spatial and temporal patterns of the emission sources. In other words, the effect on O_3 and PM concentrations from a given mass of pollutants emitted in one location may vary from the effect if that same mass of pollutants was emitted in an entirely different location in the SCAB. The same effect may be observed when the daily and seasonal variation of emissions is taken into account. Regional-scale photochemical modeling, typically performed only for NAAQS attainment demonstration and rule promulgation, account for these changes in the spatial, temporal, and chemical nature of regional emissions.

Emissions from the construction and operation of the Project would vary by time of day, month, and season, and the majority of Project-related emissions, being generated by mobile sources driving to and from the site, would be emitted throughout a wide area defined by the origins and destinations of people traveling to and from the Project. As SCAQMD has stated, "it takes a large amount of additional precursor emissions to cause a modeled increase in ambient ozone levels over an entire region."[3]

Specifically, for extremely large regional projects, the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NO_X and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O_3. Based on its recent

[3] Ibid. Page 34.

experiences applying regional scale models to relatively small increase in emissions, SCAQMD's Amicus Brief in the Friant Ranch case stated: "[A] project emitting only 10 tons per year of NO_X or VOC is small enough that its regional impact on ambient ozone levels may not be detected in the regional air quality models that are currently used to determine ozone levels."[4] The Brief makes it clear that SCAQMD does not believe that there must be a quantification of a project's health risks in CEQA documents prepared for individual projects since it would be difficult to quantify health impacts for criteria pollutants. Also, the Project does not generate anywhere near 6,620 pounds per day of NO_X or 89,190 pounds per day of ROG (VOC) emissions, which SCAQMD stated was a large enough emission to quantify O_3-related health impacts. Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

As previously discussed, localized effects of on-site Project emissions on nearby receptors for the Project would be less than significant (refer to Table 11 and Table 12). The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations. However, as discussed above, neither the SCAQMD nor any other air district currently have methodologies that would provide Lead Agencies and CEQA practitioners with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. Information on health impacts related to exposure to ozone and particulate matter emissions published by the U.S. EPA and CARB have been summarized above and discussed in the Regulatory Framework section. Health studies are used by these agencies to set the NAAQS and CAAQS.

Although it may be misleading and unreliable to attempt to specifically and numerically quantify the Project's health risks, this analysis provides extensive information concerning the Project's potential health risks. While the Project is expected to exceed the SCAQMD's numeric regional mass daily thresholds for ROG and NO_X, this does not in itself constitute a significant health impact to the population adjacent to the Project and within the SCAB. The reason for this is that the mass daily thresholds are in pounds per day emitted into the air whereas health effects are determined based on the concentration of emissions in the air at particular receptor (e.g., parts per million by volume of air, or micrograms per cubic meter of air).

The NAAQS and CAAQS were developed to protect the most susceptible population groups from adverse health effects and were established in terms of parts per million or micrograms per cubic meter for the applicable emissions. As stated earlier, the mass emission thresholds were established primarily in conjunction with federal permitting "major source" thresholds. If emissions were below these "de minimis" emission rates, then the proposed Project is presumed to conform with the NAAQS.[5] While based on the status of an air basin level of attainment of the health-based NAAQS, emissions in excess of the mass emission thresholds from one project does not mean the air basin would experience measurably higher ground level concentrations, or more frequent occurrences of ground level concentrations in exceedance of standards, or delay timely attainment of a particular NAAQS.

[4] Ibid. Page 34.

[5] U.S. Environmental Protection Agency. Frequent Questions about General Conformity. Available: https://www.epa.gov/general-conformity/frequent-questions-about-general-conformity. Accessed August 2023.

Ozone concentrations are dependent upon a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground-level ozone concentrations in relation to the NAAQS and CAAQS, none of the health-related information can be directly correlated to the pounds/day or tons/year of emissions estimated from a single, proposed project. Therefore, it is impossible to correlate significant criteria pollutants from an individual project to health risk. Table 1 includes a list of criteria pollutants and summarizes common sources and effects. Thus, this analysis is reasonable and intended to foster informed decision making. Due to the uncertainty in the relationship between project-level mass emissions and regional ozone formation as well as limitations with currently available technical tools, the resulting health effects associated with the Project cannot be identified. Given this is speculative, no meaningful conclusion can be drawn with respect to potential health effects from the criteria pollutant emissions of the proposed Project.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the Project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined. Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard.

The SCAB was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP. The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD *CO Hotspot Analysis*, the Wilshire Boulevard and Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The Project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's *CO Hotspot Analysis*. As the CO hotspots were not experienced at the Wilshire Boulevard and Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections resulting from 1,269 additional total vehicle trips attributable to the Project and distributed throughout the roadway network. Therefore, impacts would be less than significant.

Mitigation Measures: refer to mitigation measures 3-1 and AQ-1 from The Ontario Plan 2050 Final EIR, discussed above under Threshold 5.2.

Level of Significance: Less than significant impact.

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur.

Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Threshold 5.4 Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction

Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

Operations

The SCAQMD *CEQA Air Quality Handbook* identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors.

Mitigation Measures: No mitigation is required.

Level of Significance: Less than significant impact.

Conclusion

Odors and other emissions related to the proposed Project are similar to the less than significant impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

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Appendix A

Air Quality Modeling Data

Watermarke Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Watermarke
Construction Start Date	6/1/2024
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	2.40
Location	34.07832560287942, -117.66957162919645
County	San Bernardino-South Coast
City	Ontario
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5235
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

690

Apartments Mid Rise	357	Dwelling Unit	2.43	286,994	0.00	0.00	1,182	—
Strip Mall	12.2	1000sqft	0.14	12,200	0.00	0.00	—	retail/lease/amenities
Unenclosed Parking with Elevator	657	Space	1.59	262,800	0.00	0.00	—	—
City Park	1.62	Acre	1.62	0.00	70,558	0.00	—	—
Other Asphalt Surfaces	55.1	1000sqft	1.27	0.00	0.00	0.00	—	paving and off-site improvements

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Construction	C-12	Sweep Paved Roads

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.4	33.0	83.3	79.7	0.13	3.56	29.2	32.8	3.26	14.1	17.3	—	15,575	15,575	0.86	0.64	30.5	15,795
Mit.	10.4	33.0	83.3	79.7	0.13	3.56	9.43	13.0	3.26	4.05	7.31	—	15,575	15,575	0.86	0.64	30.5	15,795
% Reduced	—	—	—	—	—	—	68%	60%	—	71%	58%	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.74	11,667
Mit.	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.74	11,667
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.58	7.35	11.9	28.8	0.03	0.40	4.16	4.53	0.36	1.42	1.79	—	7,370	7,370	0.39	0.43	8.55	7,517
Mit.	2.58	7.35	11.9	28.8	0.03	0.40	4.16	4.53	0.36	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
% Reduced	—	—	—	—	—	—	—	—	—	30%	25%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.07	0.26	0.33	—	1,220	1,220	0.06	0.07	1.42	1,245
Mit.	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.07	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
% Reduced	—	—	—	—	—	—	—	—	—	30%	25%	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	10.4	8.48	83.3	79.7	0.13	3.56	29.2	32.8	3.26	14.1	17.3	—	15,575	15,575	0.86	0.64	28.7	15,795
2025	4.52	33.0	22.4	54.7	0.06	0.82	6.54	7.03	0.76	1.56	2.14	—	11,920	11,920	0.58	0.63	30.5	12,145
2026	3.31	2.73	14.0	41.2	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	10,047	10,047	0.49	0.58	24.2	10,258
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	3.10	16.5	38.5	0.04	0.54	5.57	6.10	0.50	1.33	1.83	—	9,908	9,908	0.53	0.59	0.74	10,099
2025	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.71	11,667
2026	3.21	2.62	14.3	34.7	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	9,624	9,624	0.35	0.59	0.63	9,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.62	1.32	10.2	14.8	0.02	0.40	3.57	3.97	0.36	1.42	1.79	—	3,481	3,481	0.20	0.20	3.04	3,548
2025	2.58	7.35	11.9	28.8	0.03	0.37	4.16	4.53	0.34	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
2026	2.19	1.79	9.90	24.4	0.03	0.28	3.80	4.08	0.26	0.91	1.17	—	6,617	6,617	0.24	0.40	7.13	6,751
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.29	0.24	1.86	2.70	< 0.005	0.07	0.65	0.72	0.07	0.26	0.33	—	576	576	0.03	0.03	0.50	587
2025	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.06	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
2026	0.40	0.33	1.81	4.45	0.01	0.05	0.69	0.74	0.05	0.17	0.21	—	1,096	1,096	0.04	0.07	1.18	1,118

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	10.4	8.48	83.3	79.7	0.13	3.56	9.43	13.0	3.26	4.05	7.31	—	15,575	15,575	0.86	0.64	28.7	15,795
2025	4.52	33.0	22.4	54.7	0.06	0.82	6.54	7.03	0.76	1.56	2.14	—	11,920	11,920	0.58	0.63	30.5	12,145
2026	3.31	2.73	14.0	41.2	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	10,047	10,047	0.49	0.58	24.2	10,258
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	3.10	16.5	38.5	0.04	0.54	5.57	6.10	0.50	1.33	1.83	—	9,908	9,908	0.53	0.59	0.74	10,099
2025	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.71	11,667
2026	3.21	2.62	14.3	34.7	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	9,624	9,624	0.35	0.59	0.63	9,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.62	1.32	10.2	14.8	0.02	0.40	1.94	2.34	0.36	0.61	0.98	—	3,481	3,481	0.20	0.20	3.04	3,548
2025	2.58	7.35	11.9	28.8	0.03	0.37	4.16	4.53	0.34	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
2026	2.19	1.79	9.90	24.4	0.03	0.28	3.80	4.08	0.26	0.91	1.17	—	6,617	6,617	0.24	0.40	7.13	6,751
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.29	0.24	1.86	2.70	< 0.005	0.07	0.35	0.43	0.07	0.11	0.18	—	576	576	0.03	0.03	0.50	587
2025	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.06	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
2026	0.40	0.33	1.81	4.45	0.01	0.05	0.69	0.74	0.05	0.17	0.21	—	1,096	1,096	0.04	0.07	1.18	1,118

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,694

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Area	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500

Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,031
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Area	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.66	4.26	3.90	29.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,617	7,617	0.43	0.40	11.7	7,759
Area	2.80	9.57	0.55	22.2	< 0.005	0.04	—	0.04	0.05	—	0.05	0.00	508	508	0.01	< 0.005	—	509
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285
Area	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3
Energy	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	590	590	0.05	< 0.005	—	593
Water	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.

Waste	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35
Total	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Area	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,031
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Area	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	4.66	4.26	3.90	29.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,617	7,617	0.43	0.40	11.7	7,759
Area	2.80	9.57	0.55	22.2	< 0.005	0.04	—	0.04	0.05	—	0.05	0.00	508	508	0.01	< 0.005	—	509
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285
Area	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3
Energy	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	590	590	0.05	< 0.005	—	593
Water	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4
Waste	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35
Total	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	1.00	1.00	—	0.15	0.15	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.43	1.25	< 0.005	0.06	—	0.06	0.06	—	0.06	—	197	197	0.01	< 0.005	—	198
Demolition	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.6	32.6	< 0.005	< 0.005	—	32.7
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.11	0.02	1.00	0.56	0.01	0.02	0.21	0.23	0.01	0.06	0.07	—	811	811	0.09	0.13	1.71	854
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.02	11.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.7	46.7	0.01	0.01	0.04	49.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.91	1.91	< 0.005	< 0.005	< 0.005	1.94
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.73	7.73	< 0.005	< 0.005	0.01	8.13

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	1.00	1.00	—	0.15	0.15	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.43	1.25	< 0.005	0.06	—	0.06	0.06	—	0.06	—	197	197	0.01	< 0.005	—	198
Demolition	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.6	32.6	< 0.005	< 0.005	—	32.7
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.11	0.02	1.00	0.56	0.01	0.02	0.21	0.23	0.01	0.06	0.07	—	811	811	0.09	0.13	1.71	854
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.02	11.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.7	46.7	0.01	0.01	0.04	49.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.91	1.91	< 0.005	< 0.005	< 0.005	1.94
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.73	7.73	< 0.005	< 0.005	0.01	8.13

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	2.07	1.89	< 0.005	0.09	—	0.09	0.08	—	0.08	—	305	305	0.01	< 0.005	—	306
Dust From Material Movement	—	—	—	—	—	—	1.13	1.13	—	0.58	0.58	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	50.4	50.4	< 0.005	< 0.005	—	50.6
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.48	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.01	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.03	13.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.23	2.23	< 0.005	< 0.005	< 0.005	2.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314

Dust From Material Movement	—	—	—	—	—	—	5.11	5.11	—	2.63	2.63	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	2.07	1.89	< 0.005	0.09	—	0.09	0.08	—	0.08	—	305	305	0.01	< 0.005	—	306
Dust From Material Movement	—	—	—	—	—	—	0.29	0.29	—	0.15	0.15	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	50.4	50.4	< 0.005	< 0.005	—	50.6
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.48	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.01	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.03	13.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.23	2.23	< 0.005	< 0.005	< 0.005	2.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	7.10	7.10	—	3.43	3.43	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.29	2.75	2.84	< 0.005	0.13	—	0.13	0.12	—	0.12	—	446	446	0.02	< 0.005	—	447
Dust From Material Movement	—	—	—	—	—	—	1.07	1.07	—	0.52	0.52	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	73.8	73.8	< 0.005	< 0.005	—	74.1
Dust From Material Movement	—	—	—	—	—	—	0.20	0.20	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.05	2.95	1.65	0.02	0.05	0.63	0.68	0.03	0.17	0.20	—	2,400	2,400	0.26	0.39	5.05	2,527
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.2	30.2	< 0.005	< 0.005	0.06	30.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.05	0.01	0.47	0.25	< 0.005	0.01	0.10	0.10	< 0.005	0.03	0.03	—	362	362	0.04	0.06	0.33	380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	59.9	59.9	0.01	0.01	0.05	63.0

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	1.85	1.85	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.29	2.75	2.84	< 0.005	0.13	—	0.13	0.12	—	0.12	—	446	446	0.02	< 0.005	—	447
Dust From Material Movement	—	—	—	—	—	—	0.28	0.28	—	0.13	0.13	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	73.8	73.8	< 0.005	< 0.005	—	74.1
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.05	2.95	1.65	0.02	0.05	0.63	0.68	0.03	0.17	0.20	—	2,400	2,400	0.26	0.39	5.05	2,527
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.2	30.2	< 0.005	< 0.005	0.06	30.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.05	0.01	0.47	0.25	< 0.005	0.01	0.10	0.10	< 0.005	0.03	0.03	—	362	362	0.04	0.06	0.33	380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	59.9	59.9	0.01	0.01	0.05	63.0

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	0.25	2.33	2.72	< 0.005	0.10	—	0.10	0.09	—	0.09	—	497	497	0.02	< 0.005	—	499
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.05	0.42	0.50	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.3	82.3	< 0.005	< 0.005	—	82.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.13	1.94	1.80	31.4	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,346	5,346	0.23	0.18	21.4	5,428
Vendor	0.28	0.07	2.99	1.60	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,610	2,610	0.20	0.39	7.28	2,738
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.02	1.83	2.12	23.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,900	4,900	0.23	0.18	0.55	4,961
Vendor	0.27	0.07	3.12	1.63	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,611	2,611	0.20	0.39	0.19	2,732
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.38	0.44	5.17	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,031	1,031	0.05	0.04	1.91	1,045
Vendor	0.06	0.01	0.65	0.34	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	541	541	0.04	0.08	0.65	567
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	0.94	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	171	171	0.01	0.01	0.32	173
Vendor	0.01	< 0.005	0.12	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	89.6	89.6	0.01	0.01	0.11	93.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	0.25	2.33	2.72	< 0.005	0.10	—	0.10	0.09	—	0.09	—	497	497	0.02	< 0.005	—	499
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.05	0.42	0.50	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.3	82.3	< 0.005	< 0.005	—	82.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.13	1.94	1.80	31.4	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,346	5,346	0.23	0.18	21.4	5,428
Vendor	0.28	0.07	2.99	1.60	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,610	2,610	0.20	0.39	7.28	2,738
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.02	1.83	2.12	23.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,900	4,900	0.23	0.18	0.55	4,961

Vendor	0.27	0.07	3.12	1.63	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,611	2,611	0.20	0.39	0.19	2,732
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.38	0.44	5.17	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,031	1,031	0.05	0.04	1.91	1,045
Vendor	0.06	0.01	0.65	0.34	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	541	541	0.04	0.08	0.65	567
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	0.94	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	171	171	0.01	0.01	0.32	173
Vendor	0.01	< 0.005	0.12	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	89.6	89.6	0.01	0.01	0.11	93.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.89	1.70	1.63	28.9	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,232	5,232	0.22	0.18	19.4	5,312
Vendor	0.25	0.07	2.85	1.54	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,568	2,568	0.20	0.39	7.23	2,696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.80	21.8	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,797	4,797	0.23	0.18	0.50	4,858
Vendor	0.25	0.07	2.98	1.55	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,569	2,569	0.20	0.39	0.19	2,690
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.26	1.12	1.39	16.4	0.00	0.00	3.46	3.46	0.00	0.81	0.81	—	3,475	3,475	0.16	0.13	5.99	3,524
Vendor	0.18	0.05	2.14	1.10	0.01	0.03	0.51	0.53	0.03	0.14	0.17	—	1,835	1,835	0.14	0.28	2.24	1,923
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.25	3.00	0.00	0.00	0.63	0.63	0.00	0.15	0.15	—	575	575	0.03	0.02	0.99	583

Vendor	0.03	0.01	0.39	0.20	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	304	304	0.02	0.05	0.37	318
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.89	1.70	1.63	28.9	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,232	5,232	0.22	0.18	19.4	5,312
Vendor	0.25	0.07	2.85	1.54	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,568	2,568	0.20	0.39	7.23	2,696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.80	21.8	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,797	4,797	0.23	0.18	0.50	4,858
Vendor	0.25	0.07	2.98	1.55	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,569	2,569	0.20	0.39	0.19	2,690
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.26	1.12	1.39	16.4	0.00	0.00	3.46	3.46	0.00	0.81	0.81	—	3,475	3,475	0.16	0.13	5.99	3,524
Vendor	0.18	0.05	2.14	1.10	0.01	0.03	0.51	0.53	0.03	0.14	0.17	—	1,835	1,835	0.14	0.28	2.24	1,923
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.25	3.00	0.00	0.00	0.63	0.63	0.00	0.15	0.15	—	575	575	0.03	0.02	0.99	583
Vendor	0.03	0.01	0.39	0.20	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	304	304	0.02	0.05	0.37	318
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87	0.73	6.73	8.86	0.02	0.26	—	0.26	0.24	—	0.24	—	1,637	1,637	0.07	0.01	—	1,643
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.23	1.62	< 0.005	0.05	—	0.05	0.04	—	0.04	—	271	271	0.01	< 0.005	—	272
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.47	26.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,125	5,125	0.22	0.18	17.5	5,201
Vendor	0.25	0.05	2.73	1.48	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,525	2,525	0.18	0.39	6.66	2,652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.68	1.50	1.63	20.2	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,700	4,700	0.07	0.18	0.45	4,757

Vendor	0.25	0.05	2.84	1.50	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,526	2,526	0.18	0.39	0.17	2,647
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.02	1.22	14.5	0.00	0.00	3.31	3.31	0.00	0.78	0.78	—	3,255	3,255	0.05	0.13	5.18	3,299
Vendor	0.17	0.03	1.95	1.02	0.01	0.03	0.49	0.51	0.03	0.13	0.16	—	1,725	1,725	0.12	0.27	1.96	1,809
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.22	2.65	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	539	539	0.01	0.02	0.86	546
Vendor	0.03	0.01	0.36	0.19	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	286	286	0.02	0.04	0.32	299
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87	0.73	6.73	8.86	0.02	0.26	—	0.26	0.24	—	0.24	—	1,637	1,637	0.07	0.01	—	1,643
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.23	1.62	< 0.005	0.05	—	0.05	0.04	—	0.04	—	271	271	0.01	< 0.005	—	272
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.47	26.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,125	5,125	0.22	0.18	17.5	5,201
Vendor	0.25	0.05	2.73	1.48	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,525	2,525	0.18	0.39	6.66	2,652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.68	1.50	1.63	20.2	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,700	4,700	0.07	0.18	0.45	4,757
Vendor	0.25	0.05	2.84	1.50	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,526	2,526	0.18	0.39	0.17	2,647
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.02	1.22	14.5	0.00	0.00	3.31	3.31	0.00	0.78	0.78	—	3,255	3,255	0.05	0.13	5.18	3,299
Vendor	0.17	0.03	1.95	1.02	0.01	0.03	0.49	0.51	0.03	0.13	0.16	—	1,725	1,725	0.12	0.27	1.96	1,809
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.22	2.65	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	539	539	0.01	0.02	0.86	546

Vendor	0.03	0.01	0.36	0.19	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	286	286	0.02	0.04	0.32	299
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.67	0.90	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.01	0.12	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.17	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	211	211	0.01	0.01	0.78	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.8	17.8	< 0.005	< 0.005	0.03	18.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.94	2.94	< 0.005	< 0.005	0.01	2.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.67	0.90	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.17	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	211	211	0.01	0.01	0.78	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.8	17.8	< 0.005	< 0.005	0.03	18.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.94	2.94	< 0.005	< 0.005	0.01	2.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.15	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.4	23.4	< 0.005	< 0.005	—	23.5
Architectural Coatings	—	5.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.88	3.88	< 0.005	< 0.005	—	3.89
Architectural Coatings	—	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.34	0.33	5.78	0.00	0.00	0.97	0.97	0.00	0.23	0.23	—	1,046	1,046	0.04	0.04	3.88	1,062
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.07	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	171	171	0.01	0.01	0.29	173
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.2	28.2	< 0.005	< 0.005	0.05	28.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.02	0.15	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.4	23.4	< 0.005	< 0.005	—	23.5
Architectural Coatings	—	5.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.88	3.88	< 0.005	< 0.005	—	3.89
Architectural Coatings	—	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.34	0.33	5.78	0.00	0.00	0.97	0.97	0.00	0.23	0.23	—	1,046	1,046	0.04	0.04	3.88	1,062
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.07	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	171	171	0.01	0.01	0.29	173
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.2	28.2	< 0.005	< 0.005	0.05	28.6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.23	3.90	2.99	27.7	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,669	6,669	0.35	0.32	22.5	6,796
Strip Mall	0.80	0.73	0.59	5.58	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,368	1,368	0.07	0.06	4.64	1,394
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	3.95	3.61	3.20	23.8	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,257	6,257	0.36	0.33	0.58	6,365
Strip Mall	0.74	0.68	0.64	4.74	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,283	1,283	0.07	0.07	0.12	1,305
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.72	0.65	0.59	4.49	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,046	1,046	0.06	0.06	1.61	1,066
Strip Mall	0.13	0.12	0.12	0.90	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	215	215	0.01	0.01	0.33	219
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.23	3.90	2.99	27.7	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,669	6,669	0.35	0.32	22.5	6,796
Strip Mall	0.80	0.73	0.59	5.58	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,368	1,368	0.07	0.06	4.64	1,394
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.95	3.61	3.20	23.8	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,257	6,257	0.36	0.33	0.58	6,365
Strip Mall	0.74	0.68	0.64	4.74	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,283	1,283	0.07	0.07	0.12	1,305
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.72	0.65	0.59	4.49	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,046	1,046	0.06	0.06	1.61	1,066
Strip Mall	0.13	0.12	0.12	0.90	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	215	215	0.01	0.01	0.33	219
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	243
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	18.6	18.6	< 0.005	< 0.005	—	18.7
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	116	116	0.01	< 0.005	—	117
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	—	377	377	0.04	< 0.005	—	379

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	243
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	18.6	18.6	< 0.005	< 0.005	—	18.7
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	116	116	0.01	< 0.005	—	117
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	377	377	0.04	< 0.005	—	379

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	209	209	0.02	< 0.005	—	210
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.82	3.82	< 0.005	< 0.005	—	3.8

Unenclos Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	213

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	209	209	0.02	< 0.005	—	210
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.82	3.82	< 0.005	< 0.005	—	3.83
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	213

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.02	3.76	0.30	32.2	< 0.005	0.02	—	0.02	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	104
Total	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.06	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	72.5	72.5	< 0.005	< 0.005	—	72.5
Consumer Products	—	1.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.50	0.47	0.04	4.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8
Total	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.02	3.76	0.30	32.2	< 0.005	0.02	—	0.02	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	104
Total	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.06	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	72.5	72.5	< 0.005	< 0.005	—	72.5
Consumer Products	—	1.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.50	0.47	0.04	4.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8
Total	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4.72	15.9	20.6	0.49	0.01	—	36.2
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.29	0.97	1.25	0.03	< 0.005	—	2.20

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.94	0.94	< 0.005	< 0.005	—	0.95
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4.72	15.9	20.6	0.49	0.01	—	36.2
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.29	0.97	1.25	0.03	< 0.005	—	2.20
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.94	0.94	< 0.005	< 0.005	—	0.95
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	23.6	0.00	23.6	2.35	0.00	—	82.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.14	0.00	1.14	0.11	0.00	—	4.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.04
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	23.6	0.00	23.6	2.35	0.00	—	82.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.14	0.00	1.14	0.11	0.00	—	4.00

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.04
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08

City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.34	0.34
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.34	0.34
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	7/1/2024	5.00	21.0	—
Site Preparation	Site Preparation	6/1/2024	7/1/2024	5.00	21.0	—
Grading	Grading	7/1/2024	9/15/2024	5.00	55.0	—
Building Construction	Building Construction	9/17/2024	12/15/2026	5.00	586	—
Paving	Paving	9/1/2025	10/15/2025	5.00	33.0	—
Architectural Coating	Architectural Coating	6/3/2025	8/29/2025	5.00	64.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38

Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	11.5	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT

Grading	Hauling	34.1	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	371	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	83.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	74.3	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	11.5	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2

Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	34.1	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	371	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	83.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	74.3	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	581,163	193,721	21,417	6,446	7,462

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	21,000	—
Site Preparation	—	—	31.5	0.00	—
Grading	—	15,000	55.0	0.00	—
Paving	0.00	0.00	0.00	0.00	2.86

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Strip Mall	0.00	0%
Unenclosed Parking with Elevator	1.59	100%
City Park	0.00	0%
Other Asphalt Surfaces	1.27	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	349	0.03	< 0.005
2025	0.00	349	0.03	< 0.005
2026	0.00	346	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,072	1,072	1,072	391,280	7,906	7,906	7,906	2,885,597
Strip Mall	197	197	197	71,905	1,627	1,627	1,627	593,941
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,072	1,072	1,072	391,280	7,906	7,906	7,906	2,885,597
Strip Mall	197	197	197	71,905	1,627	1,627	1,627	593,941
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	303
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	36
Conventional Wood Stoves	0
Catalytic Wood Stoves	18
Non-Catalytic Wood Stoves	18
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	303
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	36
Conventional Wood Stoves	0
Catalytic Wood Stoves	18

Non-Catalytic Wood Stoves	18
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
581162.85	193,721	21,417	6,446	7,462

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	1,540,870	346	0.0330	0.0040	3,940,273
Strip Mall	118,686	346	0.0330	0.0040	71,925
Unenclosed Parking with Elevator	740,570	346	0.0330	0.0040	0.00

City Park	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	1,540,870	346	0.0330	0.0040	3,940,273
Strip Mall	118,686	346	0.0330	0.0040	71,925
Unenclosed Parking with Elevator	740,570	346	0.0330	0.0040	0.00
City Park	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	14,880,179	0.00
Strip Mall	903,685	0.00
Unenclosed Parking with Elevator	0.00	0.00
City Park	0.00	1,133,100
Other Asphalt Surfaces	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	14,880,179	0.00
Strip Mall	903,685	0.00

Unenclosed Parking with Elevator	0.00	0.00
City Park	0.00	1,133,100
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	264	—
Strip Mall	12.8	—
Unenclosed Parking with Elevator	0.00	—
City Park	0.14	—
Other Asphalt Surfaces	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	264	—
Strip Mall	12.8	—
Unenclosed Parking with Elevator	0.00	—
City Park	0.14	—
Other Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	19.6	annual days of extreme heat
Extreme Precipitation	6.05	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6

AQ-PM	97.7
AQ-DPM	54.7
Drinking Water	93.3
Lead Risk Housing	82.3
Pesticides	0.00
Toxic Releases	60.0
Traffic	89.5
Effect Indicators	—
CleanUp Sites	73.6
Groundwater	0.00
Haz Waste Facilities/Generators	64.6
Impaired Water Bodies	0.00
Solid Waste	22.1
Sensitive Population	—
Asthma	77.7
Cardio-vascular	87.7
Low Birth Weights	95.2
Socioeconomic Factor Indicators	—
Education	65.5
Housing	46.5
Linguistic	59.4
Poverty	56.8
Unemployment	22.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Economic	—
Above Poverty	46.09264725
Employed	44.86077249
Median HI	46.77274477
Education	—
Bachelor's or higher	19.11972283
High school enrollment	100
Preschool enrollment	9.547029385
Transportation	—
Auto Access	33.77389965
Active commuting	66.17477223
Social	—
2-parent households	52.59848582
Voting	57.37200051
Neighborhood	—
Alcohol availability	45.87450276
Park access	43.62889773
Retail density	51.59758758
Supermarket access	83.71615552
Tree canopy	44.87360452
Housing	—
Homeownership	43.98819453
Housing habitability	38.5730784
Low-inc homeowner severe housing cost burden	39.45848839
Low-inc renter severe housing cost burden	9.239060695
Uncrowded housing	52.3675093
Health Outcomes	—

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Insured adults	38.07262928
Arthritis	17.5
Asthma ER Admissions	22.1
High Blood Pressure	30.8
Cancer (excluding skin)	25.9
Asthma	49.0
Coronary Heart Disease	17.4
Chronic Obstructive Pulmonary Disease	31.1
Diagnosed Diabetes	33.2
Life Expectancy at Birth	43.7
Cognitively Disabled	50.3
Physically Disabled	78.7
Heart Attack ER Admissions	7.9
Mental Health Not Good	47.3
Chronic Kidney Disease	20.1
Obesity	38.0
Pedestrian Injuries	48.5
Physical Health Not Good	38.5
Stroke	26.0
Health Risk Behaviors	—
Binge Drinking	43.3
Current Smoker	55.2
No Leisure Time for Physical Activity	46.8
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	19.0

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Elderly	45.2
English Speaking	31.2
Foreign-born	38.7
Outdoor Workers	22.6
Climate Change Adaptive Capacity	—
Impervious Surface Cover	60.4
Traffic Density	94.6
Traffic Access	50.1
Other Indices	—
Hardship	53.6
Other Decision Support	—
2016 Voting	61.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	88.0
Healthy Places Index Score for Project Location (b)	39.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Project specific details, site plan
Construction: Construction Phases	applicant construction questionnaire
Construction: Architectural Coatings	SCAQMD Rule 1113
Operations: Hearths	SCAQMD wood burning fireplace/stove prohibited
Operations: Architectural Coatings	SCAQMD RULE 1113
Operations: Vehicle Data	TIA Scoping Plan

APPENDIX B2 – GREENHOUSE GAS EMISSIONS ASSESSMENT

Greenhouse Gas Emissions Assessment
Watermarke Ontario Planned Unit Development Project
City of Ontario, California

Prepared by:

Kimley-Horn and Associates, Inc.

3801 University Ave Suite. 300
Riverside, California 92501
Contact: Mr. Alex Pohlman
951.543.9868

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APPENDIX
Appendix A: Greenhouse Gas Emissions Data

LIST OF ABBREVIATED TERMS

AB	Assembly Bill
CARB	California Air Resource Board
CCR	California Code of Regulations
CalEEMod	California Emissions Estimator Model
CEQA	California Environmental Quality Act
CALGreen Code	California Green Building Standards Code
CPUC	California Public Utilities Commission
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CFC	Chlorofluorocarbon
CCAP	Community Climate Action Plan
cy	cubic yard
FCAA	Federal Clean Air Act
FR	Federal Register
GHG	greenhouse gas
HCFC	Hydrochlorofluorocarbon
HFC	Hydrofluorocarbon
LCFS	Low Carbon Fuel Standard
CH_4	Methane
$MMTCO_2e$	million metric tons of carbon dioxide equivalent
$MTCO_2e$	metric tons of carbon dioxide equivalent
NHTSA	National Highway Traffic Safety Administration
NF_3	nitrogen trifluoride
N_2O	nitrous oxide
PFC	Perfluorocarbon
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Government
Sf	square foot
SF_6	sulfur hexafluoride
TAC	toxic air contaminants
U.S. EPA	U.S. Environmental Protection Agency

1 INTRODUCTION

This report documents the results of a Greenhouse Gas (GHG) Emissions Assessment completed for Watermarke Ontario Planned Unit Development Project (Project). The purpose of this GHG Emissions Assessment is to evaluate the potential construction and operational emissions associated with the Project and determine the level of impact the Project would have on the environment.

This analysis has been undertaken to analyze whether the proposed Project would result in any new or substantially more severe significant environmental impacts as compared to the conclusions discussed in The Ontario Plan 2050, certified Final Supplemental Environmental Impact Report (General Plan EIR) (State Clearinghouse No. 2021070364). The purpose of this analysis is to support a Addendum EIR that will document whether any new air quality-related impacts would occur from the Project (described below) compared to the level of significance that was identified in the General Plan EIR pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15162 (et seq.).

1.1 Project Location

The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street. The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The City of Ontario is located in the San Bernardino Valley within San Bernardino County approximately 60 miles east of Los Angeles, California; see Exhibit 1: Regional Location Map and Exhibit 2: Project Vicinity Map.

1.2 Project Description

The applicant proposes to demolish the existing uses and proposes the development of a four-story Type V warp building containing multifamily residential and retail uses as well as a six level Type III above grade parking structure. The Project would include the development of 357 multi-family dwelling units, approximately 2,700 square feet (sf) of leasing, 5,700 sf of amenity space, and 3,800 sf of retail on 5.8 acres; refer to Exhibit 3: Conceptual Site Plan.

Source: ArcGIS Pro World Street Map

Exhibit 1: Regional Locaon Map

Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Kimley»Ho| 781

Source: Google Earth

Exhibit 2: Project Vicinity Map
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Source: TCA Architects

Exhibit 3: Conceptual Site Plan
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

2 ENVIRONMENTAL SETTING

2.1 Greenhouse Gases and Climate Change

Certain gases in the earth's atmosphere classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the Earth's climate, known as global climate change or global warming.

GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants (TACs), which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of a GHG molecule is dependent on multiple variables and cannot be pinpointed, more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms of carbon sequestration. Of the total annual human-caused CO_2 emissions, approximately 55 percent is sequestered through ocean and land uptakes every year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused CO_2 emissions remains stored in the atmosphere[1]. Table 1: Description of Greenhouse Gases describes the primary GHGs attributed to global climate change, including their physical properties.

[1] Intergovernmental Panel on Climate Change, *Carbon and Other Biogeochemical Cycles. In: Climate Change 2013: The Physical Science Basis*, *Contribution of Working Group I to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change*, 2013. http://www.climatechange2013.org/ images/report/WG1AR5_ALL_FINAL.pdf.

Table 1: Description of Greenhouse Gases

Greenhouse Gas	Description
Carbon Dioxide (CO_2)	CO_2 is a colorless, odorless gas that is emitted naturally and through human activities. Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood. The largest source of CO_2 emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, and industrial facilities. The atmospheric lifetime of CO_2 is variable because it is readily exchanged in the atmosphere. CO_2 is the most widely emitted GHG and is the reference gas (Global Warming Potential of 1) for determining Global Warming Potentials for other GHGs.
Nitrous Oxide (N_2O)	N_2O is largely attributable to agricultural practices and soil management. Primary human-related sources of N_2O include agricultural soil management, sewage treatment, combustion of fossil fuels, and adipic and nitric acid production. N_2O is produced from biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N_2O is approximately 120 years. The Global Warming Potential of N_2O is 298.
Methane (CH_4)	CH_4, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. Methane is the major component of natural gas, about 87 percent by volume. Human-related sources include fossil fuel production, animal husbandry, rice cultivation, biomass burning, and waste management. Natural sources of CH_4 include wetlands, gas hydrates, termites, oceans, freshwater bodies, non-wetland soils, and wildfires. The atmospheric lifetime of CH_4 is about 12 years and the Global Warming Potential is 25.
Hydrofluorocarbons (HFCs)	HFCs are typically used as refrigerants for both stationary refrigeration and mobile air conditioning. The use of HFCs for cooling and foam blowing is increasing, as the continued phase out of CFCs and HCFCs gains momentum. The 100-year Global Warming Potential of HFCs range from 124 for HFC-152 to 14,800 for HFC-23.
Perfluorocarbons (PFCs)	PFCs have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above Earth's surface. Because of this, they have long lifetimes, between 10,000 and 50,000 years. Two main sources of PFCs are primary aluminum production and semiconductor manufacturing. Global Warming Potentials range from 6,500 to 9,200.
Chlorofluorocarbons (CFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. They are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). CFCs were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. The Montreal Protocol on Substances that Deplete the Ozone Layer prohibited their production in 1987. Global Warming Potentials for CFCs range from 3,800 to 14,400.
Sulfur Hexafluoride (SF_6)	SF_6 is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas. The Global Warming Potential of SF_6 is 23,900.
Hydrochlorofluoro-carbons (HCFCs)	HCFCs are solvents, similar in use and chemical composition to CFCs. The main uses of HCFCs are for refrigerant products and air conditioning systems. As part of the Montreal Protocol, HCFCs are subject to a consumption cap and gradual phase out. The United States is scheduled to achieve a 100 percent reduction to the cap by 2030. The 100-year Global Warming Potentials of HCFCs range from 90 for HCFC-123 to 1,800 for HCFC-142b.
Nitrogen Trifluoride (NF_3)	NF_3 was added to Health and Safety Code section 38505(g)(7) as a GHG of concern. This gas is used in electronics manufacture for semiconductors and liquid crystal displays. It has a high global warming potential of 17,200.

Source: Compiled from U.S. EPA, *Overview of Greenhouse Gases*, (https://www.epa.gov/ghgemissions/overview-greenhouse-gases), accessed 2-5-2020; U.S. EPA, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2016*, 2018; Intergovernmental Panel on Climate Change, *Climate Change 2007: The Physical Science Basis*, 2007; National Research Council, Advancing the Science of Climate Change, 2010; U.S. EPA, *Methane and Nitrous Oxide Emission from Natural Sources*, April 2010.

3 REGULATORY SETTING

3.1 Federal

To date, national standards have not been established for nationwide GHG reduction targets, nor have any regulations or legislation been enacted specifically to address climate change and GHG emissions reduction at the project level. Various efforts have been promulgated at the federal level to improve fuel economy and energy efficiency to address climate change and its associated effects.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (December 2007), among other key measures, requires the following, which would aid in the reduction of national GHG emissions:

- Increase the supply of alternative fuel sources by setting a mandatory Renewable Fuel Standard requiring fuel producers to use at least 36 billion gallons of biofuel in 2022.
- Set a target of 35 miles per gallon for the combined fleet of cars and light trucks by model year 2020 and direct the National Highway Traffic Safety Administration (NHTSA) to establish a fuel economy program for medium- and heavy-duty trucks and create a separate fuel economy standard for work trucks.
- Prescribe or revise standards affecting regional efficiency for heating and cooling products and procedures for new or amended standards, energy conservation, energy efficiency labeling for consumer electronic products, residential boiler efficiency, electric motor efficiency, and home appliances.

U.S. Environmental Protection Agency Endangerment Finding

The U.S. Environmental Protection Agency (U.S. EPA) authority to regulate GHG emissions stems from the U.S. Supreme Court decision in *Massachusetts v. EPA* (2007). The Supreme Court ruled that GHGs meet the definition of air pollutants under the existing Federal Clean Air Act (FCAA) and must be regulated if these gases could be reasonably anticipated to endanger public health or welfare. Responding to the Court's ruling, the U.S. EPA finalized an endangerment finding in December 2009. Based on scientific evidence it found that six GHGs (CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) constitute a threat to public health and welfare. Thus, it is the Supreme Court's interpretation of the existing FCAA and the U.S. EPA's assessment of the scientific evidence that form the basis for the U.S. EPA's regulatory actions.

Federal Vehicle Standards

In response to the U.S. Supreme Court ruling discussed above, Executive Order 13432 was issued in 2007 directing the U.S. EPA, the Department of Transportation, and the Department of Energy to establish regulations that reduce GHG emissions from motor vehicles, non-road vehicles, and non-road engines by 2008. In 2009, the NHTSA issued a final rule regulating fuel efficiency and GHG emissions from cars and light-duty trucks for model year 2011, and in 2010, the U.S. EPA and NHTSA issued a final rule regulating cars and light-duty trucks for model years 2012–2016.

In 2010, an Executive Memorandum was issued directing the Department of Transportation, Department of Energy, U.S. EPA, and NHTSA to establish additional standards regarding fuel efficiency and GHG

reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, the U.S. EPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017–2025 light-duty vehicles. The proposed standards projected to achieve 163 grams per mile of CO_2 in model year 2025, on an average industry fleet-wide basis, which is equivalent to 54.5 miles per gallon if this level were achieved solely through fuel efficiency. The final rule was adopted in 2012 for model years 2017–2021, and NHTSA intends to set standards for model years 2022–2025 in a future rulemaking. On January 12, 2017, the U.S. EPA finalized its decision to maintain the current GHG emissions standards for model years 2022–2025 cars and light trucks. It should be noted that the U.S. EPA is currently proposing to freeze the vehicle fuel efficiency standards at their planned 2020 level (37 mpg), canceling any future strengthening (currently 54.5 mpg by 2026).

In addition to the regulations applicable to cars and light-duty trucks described above, in 2011, the U.S. EPA and NHTSA announced fuel economy and GHG standards for medium- and heavy-duty trucks for model years 2014–2018. The standards for CO_2 emissions and fuel consumption are tailored to three main vehicle categories: combination tractors, heavy-duty pickup trucks and vans, and vocational vehicles. According to the U.S. EPA, this regulatory program will reduce GHG emissions and fuel consumption for the affected vehicles by 6 to 23 percent over the 2010 baselines.

In August 2016, the U.S. EPA and NHTSA announced the adoption of the phase two program related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program will apply to vehicles with model year 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types and sizes of buses and work trucks. The final standards are expected to lower CO_2 emissions by approximately 1.1 billion metric tons and reduce oil consumption by up to 2 billion barrels over the lifetime of the vehicles sold under the program.

In December 2021, the U.S. EPA finalized federal GHG emissions standards for passenger cars and light trucks for Model Years 2023 through 2026. These standards are the strongest vehicle emissions standards ever established for the light-duty vehicle sector and are based on an assessment of current and future technologies. The updated standards will result in avoiding more than 3 billion tons of GHG emissions through 2050[2] and are on track for the launch the U.S. EPA's next phase of standards for Model Years 2027 and beyond.

3.2 State of California

California Air Resources Board

The California Air Resources Board (CARB) is responsible for the coordination and oversight of State and local air pollution control programs in California. Various statewide and local initiatives to reduce California's contribution to GHG emissions have raised awareness about climate change and its potential for severe long-term adverse environmental, social, and economic effects. California is a significant emitter of CO_2 equivalents (CO_2e) in the world and produced 369 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) in 2020.[3] The transportation sector is the State's largest emitter of GHGs, followed by industrial operations such as manufacturing and oil and gas extraction.

[2] U.S. EPA, *Final Rule to Revise Existing National GHG Emissions Standards for Passenger Cars and Light Trucks Through Model Year 2026*, 2021. Available at: https://www.epa.gov/regulations-emissions-vehicles-and-engines/final-rule-revise-existing-national-ghg-emissions, accessed August 2022.

[3] California Air Resources Board, *Current California GHG Emissions Inventory Data, 2000-2020 GHG inventory (2022 Edition)*, https://ww2.arb.ca.gov/ghg-inventory-data, accessed December 2022.

The State of California legislature has enacted a series of bills that constitute the most aggressive program to reduce GHGs of any state in the nation. Some legislation, such as the landmark Assembly Bill (AB) 32, *California Global Warming Solutions Act of 2006*, was specifically enacted to address GHG emissions. Other legislation, such as Title 24 building efficiency standards and Title 20 appliance energy standards, were originally adopted for other purposes such as energy and water conservation, but also provide GHG reductions. This section describes the major provisions of the legislation.

Assembly Bill 32 (California Global Warming Solutions Act of 2006)

AB 32 instructs the CARB to develop and enforce regulations for the reporting and verification of statewide GHG emissions. AB 32 also directed CARB to set a GHG emissions limit based on 1990 levels, to be achieved by 2020. It set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner.

California Air Resource Board Scoping Plan

CARB adopted the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) to achieve the goals of AB 32. The Scoping Plan establishes an overall framework for the measures that would be adopted to reduce California's GHG emissions. CARB determined that achieving the 1990 emissions level would require a reduction of GHG emissions of approximately 29 percent below what would otherwise occur in 2020 in the absence of new laws and regulations (referred to as "business-as-usual")[4]. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates early actions and additional GHG reduction measures by both CARB and the State's Climate Action Team, identifies additional measures to be pursued as regulations, and outlines the adopted role of a cap-and-trade program[5]. Additional development of these measures and adoption of the appropriate regulations occurred through the end of 2013. Key elements of the Scoping Plan include:

- Expanding and strengthening existing energy efficiency programs, as well as building and appliance standards.
- Achieving a statewide renewables energy mix of 33 percent by 2020.
- Developing a California cap-and-trade program that links with other programs to create a regional market system and caps sources contributing 85 percent of California's GHG emissions (adopted in 2011).
- Establishing targets for transportation-related GHG emissions for regions throughout California and pursuing policies and incentives to achieve those targets (several sustainable community strategies have been adopted).
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, heavy-duty truck measures, the Low Carbon Fuel Standard

[4] CARB defines business-as-usual (BAU) in its Scoping Plan as emissions levels that would occur if California continued to grow and add new GHG emissions but did not adopt any measures to reduce emissions. Projections for each emission-generating sector were compiled and used to estimate emissions for 2020 based on 2002–2004 emissions intensities. Under CARB's definition of BAU, new growth is assumed to have the same carbon intensities as was typical from 2002 through 2004.

[5] The Climate Action Team, led by the secretary of the California Environmental Protection Agency, is a group of State agency secretaries and heads of agencies, boards, and departments. Team members work to coordinate statewide efforts to implement global warming emissions reduction programs and the State's Climate Adaptation Strategy.

(amendments to the Pavley Standard adopted 2009; Advanced Clean Car standard adopted 2012), goods movement measures, and the Low Carbon Fuel Standard (adopted 2009).

- Creating targeted fees, including a public goods charge on water use, fees on gasses with high global warming potential, and a fee to fund the administrative costs of the State of California's long-term commitment to AB 32 implementation.
- The California Sustainable Freight Action Plan was developed in 2016 and provides a vision for California's transition to a more efficient, more economically competitive, and less polluting freight transport system. This transition of California's freight transport system is essential to supporting the State's economic development in coming decades while reducing pollution.
- CARB's Mobile Source Strategy demonstrates how the State can simultaneously meet air quality standards, achieve GHG emission reduction targets, decrease health risk from transportation emissions, and reduce petroleum consumption over the next fifteen years. The mobile Source Strategy includes increasing ZEV buses and trucks.

In 2012, CARB released revised estimates of the expected 2020 emissions reductions. The revised analysis relied on emissions projections updated in light of current economic forecasts that accounted for the economic downturn since 2008, reduction measures already approved and put in place relating to future fuel and energy demand, and other factors. This update reduced the projected 2020 emissions from 596 $MMTCO_2e$ to 545 $MMTCO_2e$. The reduction in forecasted 2020 emissions means that the revised business-as-usual reduction necessary to achieve AB 32's goal of reaching 1990 levels by 2020 is now 21.7 percent, down from 29 percent. CARB also provided a lower 2020 inventory forecast that incorporated State-led GHG emissions reduction measures already in place. When this lower forecast is considered, the necessary reduction from business-as-usual needed to achieve the goals of AB 32 is approximately 16 percent.

Scoping Plan Update. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The updated Scoping Plan summarizes the most recent science related to climate change, including anticipated impacts to California and the levels of GHG emissions reductions necessary to likely avoid risking irreparable damage. It identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. By 2016, California had reduced GHG emissions below 1990 levels, achieving AB 32's 2020 goal four years ahead of schedule.

2017 Scoping Plan. In 2016, the Legislature passed Senate Bill (SB) 32, which codifies a 2030 GHG emissions reduction target of 40 percent below 1990 levels. With SB 32, the Legislature passed companion legislation, AB 197, which provides additional direction for developing the Scoping Plan. On December 14, 2017 CARB adopted a second update to the Scoping Plan[6]. The 2017 Scoping Plan details how the State will reduce GHG emissions to meet the 2030 target set by Executive Order B-30-15 and codified by SB 32. Other objectives listed in the 2017 Scoping plan are to provide direct GHG emissions reductions; support climate investment in disadvantaged communities; and support the Clean Power Plan and other Federal actions.

2022 Scoping Plan. Adopted December 15, 2022, CARB's 2022 Scoping Plan sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045

[6] California Air Resources Board, *California's 2017 Climate Change Scoping Plan,* https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf. Accessed May 9, 2018.

in accordance with AB 1279. To achieve the targets of AB 1279, the 2022 Scoping Plan relies on existing and emerging fossil fuel alternatives and clean technologies, as well as carbon capture and storage. Specifically, the 2022 Scoping Plan focuses on zero-emission transportation; phasing out use of fossil gas use for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines); and scaling up new options such as green hydrogen. The 2022 Scoping Plan sets one of the most aggressive approaches to reach carbon neutrality in the world. Unlike the 2017 Scoping Plan, CARB no longer includes a numeric per capita threshold and instead advocates for compliance with a local GHG reduction strategy (i.e., Climate Action Plan) consistent with CEQA Guidelines section 15183.5.

The key elements of the 2022 CARB Scoping Plan focus on transportation. Specifically, the 2022 Scoping Plan aims to rapidly move towards zero-emission transportation (i.e., electrifying cars, buses, trains, and trucks), which constitutes California's single largest source of GHGs. The regulations that impact the transportation sector are adopted and enforced by CARB on vehicle manufacturers and are outside the jurisdiction and control of local governments. The 2022 Scoping Plan accelerates development of new regulations as well as amendments to strengthen regulations and programs already in place.

Included in the 2022 Scoping Plan is a set of Local Actions (2022 Scoping Plan Appendix D) aimed at providing local jurisdictions with tools to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. Appendix D to the 2022 Scoping Plan includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine consistency with the 2022 Scoping Plan. Notably, this section is focused on Residential and Mixed-Use Projects.[7] CARB specifically states that Appendix D does not address other land uses (e.g., industrial).[8] However, CARB plans to explore new approaches for other land use types in the future.[9]

As such, it would be inappropriate to apply the requirements contained in Appendix D of the 2022 Scoping Plan to any land use types other than residential or mixed-use residential development. Therefore, Appendix D only applies to the residential portion of the Project as the Project proposes commercial, residential, public utilities, public park, and open space uses.

Senate Bill 32 (California Global Warming Solutions Act of 2006: Emissions Limit)

Signed into law in September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). The bill authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030. CARB also must adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions.

SB 375 (The Sustainable Communities and Climate Protection Act of 2008)

Signed into law on September 30, 2008, SB 375 provides a process to coordinate land use planning, regional transportation plans, and funding priorities to help California meet the GHG reduction goals

[7] California Air Resources Board. (2022). *2022 Scoping Plan for Achieving Carbon Neutrality*, *Appendix D: Local Actions*, Page 21. Available at: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents (accessed August 2023).
[8] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 4, November 2022.
[9] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, *Appendix D: Local Actions*, Page 21, November 2022.

established by AB 32. SB 375 requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, aligns planning for transportation and housing, and creates specified incentives for the implementation of the strategies.

AB 1493 (Pavley Regulations and Fuel Efficiency Standards)

AB 1493, enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. Implementation of the regulation was delayed by lawsuits filed by automakers and by the EPA's denial of an implementation waiver. The EPA subsequently granted the requested waiver in 2009, which was upheld by the by the U.S. District Court for the District of Columbia in 2011. The regulations establish one set of emission standards for model years 2009–2016 and a second set of emissions standards for model years 2017 to 2025. By 2025, when all rules will be fully implemented, new automobiles will emit 34 percent fewer CO_2e emissions and 75 percent fewer smog-forming emissions.

SB 1368 (Emission Performance Standards)

SB 1368 is the companion bill of AB 32, which directs the California Public Utilities Commission (CPUC) to adopt a performance standard for GHG emissions for the future power purchases of California utilities. SB 1368 limits carbon emissions associated with electrical energy consumed in California by forbidding procurement arrangements for energy longer than 5 years from resources that exceed the emissions of a relatively clean, combined cycle natural gas power plant. The new law effectively prevents California's utilities from investing in, otherwise financially supporting, or purchasing power from new coal plants located in or out of the State. The CPUC adopted the regulations required by SB 1368 on August 29, 2007. The regulations implementing SB 1368 establish a standard for baseload generation owned by, or under long-term contract to publicly owned utilities, for 1,100 pounds of CO_2 per megawatt-hour.

SB 1078, SB 107, and SBX1-2 (Renewable Electricity Standards)

SB 1078 (2002) required California to generate 20 percent of its electricity from renewable energy by 2017. SB 107 (2006) changed the due date to 2010 instead of 2017. On November 17, 2008, Governor Arnold Schwarzenegger signed Executive Order S-14-08, which established a Renewable Portfolio Standard target for California requiring that all retail sellers of electricity serve 33 percent of their load with renewable energy by 2020. Executive Order S-21-09 also directed CARB to adopt a regulation by July 31, 2010, requiring the State's load serving entities to meet a 33 percent renewable energy target by 2020. CARB approved the Renewable Electricity Standard on September 23, 2010 by Resolution 10-23. SBX1-2, which codified the 33 percent by 2020 goal.

SB 350 (Clean Energy and Pollution Reduction Act of 2015)

Signed into law on October 7, 2015, SB 350 implements the goals of Executive Order B-30-15. The objectives of SB 350 are to increase the procurement of electricity from renewable sources from 33 percent to 50 percent (with interim targets of 40 percent by 2024, and 25 percent by 2027) and to double the energy efficiency savings in electricity and natural gas end uses of retail customers through energy efficiency and conservation. SB 350 also reorganizes the Independent System Operator to develop more regional electricity transmission markets and improve accessibility in these markets, which will facilitate the growth of renewable energy markets in the western United States.

AB 398 (Market-Based Compliance Mechanisms)

Signed on July 25, 2017, AB 398 extended the duration of the Cap-and-Trade program from 2020 to 2030. AB 398 required CARB to update the Scoping Plan and for all GHG rules and regulations adopted by the State. It also designated CARB as the statewide regulatory body responsible for ensuring that California meets its statewide carbon pollution reduction targets, while retaining local air districts' responsibility and authority to curb toxic air contaminants and criteria pollutants from local sources that severely impact public health. AB 398 also decreased free carbon allowances over 40 percent by 2030 and prioritized Cap-and-Trade spending to various programs including reducing diesel emissions in impacted communities.

SB 150 (Regional Transportation Plans)

Signed on October 10, 2017, SB 150 aligns local and regional GHG reduction targets with State targets (i.e., 40 percent below their 1990 levels by 2030). SB 150 creates a process to include communities in discussions on how to monitor their regions' progress on meeting these goals. The bill also requires the CARB to regularly report on that progress, as well as on the successes and the challenges regions experience associated with achieving their targets. SB 150 provides for accounting of climate change efforts and GHG reductions and identify effective reduction strategies.

SB 100 (California Renewables Portfolio Standard Program: Emissions of Greenhouse Gases)

Signed into law in September 2018, SB 100 increased California's renewable electricity portfolio from 50 to 60 percent by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

AB 1346 (Air Pollution: Small Off-Road Engines)

Signed into Law in October 2021, AB 1346 requires CARB, to adopt cost-effective and technologically feasible regulations to prohibit engine exhaust and evaporative emissions from new small off-road engines, consistent with federal law, by July 1, 2022. The bill requires CARB to identify and, to the extent feasible, make available funding for commercial rebates or similar incentive funding as part of any updates to existing applicable funding program guidelines to local air pollution control districts and air quality management districts to implement to support the transition to zero-emission small off-road equipment operations.

AB 1279 (The California Climate Crisis Act)

AB 1279 establishes the policy of the State to achieve carbon neutrality as soon as possible, but no later than 2045; to maintain net negative GHG emissions thereafter; and to ensure that by 2045 statewide anthropogenic GHG emissions are reduced at least 85 percent below 1990 levels. The bill requires CARB to ensure that Scoping Plan updates identify and recommend measures to achieve carbon neutrality, and to identify and implement policies and strategies that enable CO^2 removal solutions and carbon capture, utilization, and storage technologies.

SB 1020 (100 Percent Clean Electric Grid)

Signed on September 16, 2022, SB 1020 provides additional goals for the path to the 2045 goal of 100 percent clean electricity retail sales. It creates a target of 90 percent clean electricity retail sales by 2035 and 95 percent clean electricity retail sales by 2040.

SB 905 (Carbon Sequestration Program)

Signed on September 16, 2022, SB 905 establishes regulatory framework and policies that involve carbon removal, carbon capture, utilization, and sequestration. It also prohibits the injecting of concentrated carbon dioxide fluid into a Class II injection well for the purpose of enhanced oil recovery.

AB 1757 (Nature-Based Solutions)

Signed on September 16, 2022, AB 1757 requires State agencies to develop a range of targets for natural carbon sequestration and nature-based climate solutions that reduce GHG emissions to meet the 2030, 2038, and 2045 goals which would be integrated into a scoping plan addressing natural and working lands

Executive Orders Related to GHG Emissions

California's Executive Branch has taken several actions to reduce GHGs using executive orders. Although not regulatory, they set the tone for the State and guide the actions of state agencies.

Executive Order S-3-05. Executive Order S-3-05 was issued on June 1, 2005, which established the following GHG emissions reduction targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that will stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an executive order, the goals are not legally enforceable for local governments or the private sector.

Executive Order S-01-07. Issued on January 18, 2007, Executive Order S 01-07 mandates that a statewide goal shall be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020. The executive order established a Low Carbon Fuel Standard (LCFS) and directed the Secretary for Environmental Protection to coordinate the actions of the California Energy Commission, CARB, the University of California, and other agencies to develop and propose protocols for measuring the "life-cycle carbon intensity" of transportation fuels. CARB adopted the LCFS on April 23, 2009.

Executive Order S-13-08. Issued on November 14, 2008, Executive Order S-13-08 facilitated the California Natural Resources Agency development of the 2009 California Climate Adaptation Strategy. Objectives include analyzing risks of climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order S-14-08. Issued on November 17, 2008, Executive Order S-14-08 expands the State's Renewable Energy Standard to 33 percent renewable power by 2020. Additionally, Executive Order S-21-09 (signed on September 15, 2009) directs CARB to adopt regulations requiring 33 percent of electricity sold in the State come from renewable energy by 2020. CARB adopted the Renewable Electricity Standard on September 23, 2010, which requires 33 percent renewable energy by 2020 for most publicly owned electricity retailers.

Executive Order S-21-09. Issued on July 17, 2009, Executive Order S-21-09 directs CARB to adopt regulations to increase California's Renewable Portfolio Standard (RPS) to 33 percent by 2020. This builds upon SB 1078 (2002), which established the California RPS program, requiring 20 percent renewable energy by 2017, and SB 107 (2006), which advanced the 20 percent deadline to 2010, a goal which was expanded to 33 percent by 2020 in the 2005 Energy Action Plan II.

Executive Order B-30-15. Issued on April 29, 2015, Executive Order B-30-15 established a California GHG reduction target of 40 percent below 1990 levels by 2030 and directs CARB to update the Climate Change Scoping Plan to express the 2030 target in terms of MMTCO2e. The 2030 target acts as an interim goal on the way to achieving reductions of 80 percent below 1990 levels by 2050, a goal set by Executive Order S-3-05. The executive order also requires the State's climate adaptation plan to be updated every three years and for the State to continue its climate change research program, among other provisions. With the enactment of SB 32 in 2016, the Legislature codified the goal of reducing GHG emissions by 2030 to 40 percent below 1990 levels.

Executive Order B-55-18. Issued on September 10, 2018, Executive Order B-55-18 establishes a goal to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter. This goal is in addition to the existing statewide targets of reducing GHG emissions. The executive order requires CARB to work with relevant state agencies to develop a framework for implementing this goal. It also requires CARB to update the Scoping Plan to identify and recommend measures to achieve carbon neutrality. The executive order also requires state agencies to develop sequestration targets in the Natural and Working Lands Climate Change Implementation Plan.

Executive Order N-79-20. Signed in September 2020, Executive Order N-79-20 establishes as a goal that where feasible, all new passenger cars and trucks, as well as all drayage/cargo trucks and off-road vehicles and equipment, sold in California, will be zero-emission by 2035. The executive order sets a similar goal requiring that all medium and heavy-duty vehicles will be zero-emission by 2045 where feasible. It also directs CARB to develop and propose rulemaking for passenger vehicles and trucks, medium-and heavy-duty fleets where feasible, drayage trucks, and off-road vehicles and equipment "requiring increasing volumes" of new zero emission vehicles (ZEVs) "towards the target of 100 percent." The executive order directs the California Environmental Protection Agency, the California Geologic Energy Management Division (CalGEM), and the California Natural Resources Agency to transition and repurpose oil production facilities with a goal toward meeting carbon neutrality by 2045. Executive Order N-79-20 builds upon the CARB Advanced Clean Trucks regulation, which was adopted by CARB in July 2020.

California Regulations and Building Codes

California has a long history of adopting regulations to improve energy efficiency in new and remodeled buildings. These regulations have kept California's energy consumption relatively flat even with rapid population growth.

Title 20 Appliance Efficiency Regulations. The appliance efficiency regulations (California Code of Regulations [CCR] Title 20, Sections 1601-1608) include standards for new appliances. Twenty-three categories of appliances are included in the scope of these regulations. These standards include minimum levels of operating efficiency, and other cost-effective measures, to promote the use of energy- and water-efficient appliances.

Title 24 Building Energy Efficiency Standards. California's Energy Efficiency Standards for Residential and Nonresidential Buildings (CCR Title 24, Part 6) was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The CEC adopted the 2022 Energy Code on August 11, 2021, which was subsequently approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code.

Title 24 California Green Building Standards Code. The California Green Building Standards Code (CCR Title 24, Part 11 code) commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics. The CEC adopted the 2022 CALGreen Code, which went into effect on January 1, 2023. The 2022 CALGreen Code includes voluntary Tier 2 standards, which exceed energy efficiency requirements by 15 percent. CALGreen voluntary Tier 2 standards are met through a variety of energy efficiency measures (e.g., on-site renewable energy, green power, bio-based construction materials, and reduced parking capacity) that exceed the mandatory CALGreen requirements.

3.3 Regional

South Coast Air Quality Management District Thresholds

The South Coast Air Quality Management District (SCAQMD) formed a GHG California Environmental Quality Act (CEQA) Significance Threshold Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. This working group was formed to assist SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the State Office of Planning and Research, CARB, the Attorney General's Office, a variety of city and county planning departments in the SCAB, various utilities such as sanitation and power companies throughout the SCAB, industry groups, and environmental and professional organizations. The Working Group has proposed a tiered approach to evaluating GHG emissions for development projects where SCAQMD is not the lead agency, wherein projects are evaluated sequentially through a series of "tiers" to determine whether the project is likely to result in a potentially significant impact due to GHG emissions.

With the tiered approach, a project is compared against the requirements of each tier sequentially and would not result in a significant impact if it complies with any tier. Tier 1 excludes projects that are specifically exempt from SB 97 from resulting in a significant impact. Tier 2 excludes projects that are consistent with a GHG reduction plan that has a certified final CEQA document and complies with AB 32 GHG reduction goals. Tier 3 excludes projects with annual emissions lower than a screening threshold. The SCAQMD has adopted a threshold of 10,000 metric tons of CO_2e ($MTCO_2e$) per year for industrial projects and a 3,000 $MTCO_2e$ threshold was proposed for non-industrial projects but has not been adopted. The SCAQMD concluded that projects with emissions less than the screening threshold would not result in a significant cumulative impact.

Tier 4 consists of three decision tree options. Under the Tier 4 first option, SCAQMD initially outlined that a project would be excluded if design features and/or mitigation measures resulted in emissions 30 percent lower than business as usual emissions. However, the Working Group did not provide a recommendation for this approach. The Working Group folded the Tier 4 second option into the third option. Under the Tier 4 third option, a project would be excluded if it was below an efficiency-based threshold of 4.8 $MTCO_2e$ per service population per year. Tier 5 would exclude projects that implement offsite mitigation (GHG reduction projects) or purchase offsets to reduce GHG emission impacts to less than the proposed screening level.

Tier 3 Screening Thresholds

When the tiered approach is applied to a proposed project, and the project is found not to comply with Tier 1 or Tier 2, the project's emissions are compared against a screening threshold, as described above, for Tier 3. The screening threshold formally adopted by SCAQMD is an "interim" screening threshold for stationary source industrial projects where the SCAQMD is the lead agency under CEQA. The threshold was termed "interim" because, at the time, SCAQMD anticipated that CARB would be adopting a statewide significance threshold that would inform and provide guidance to SCAQMD in its adoption of a final threshold. However, no statewide threshold was ever adopted, and the interim threshold remains in effect.

For projects for which SCAQMD is not a lead agency, no screening thresholds have been formally adopted. However, the SCAQMD Working Group has recommended a threshold of 10,000 $MTCO_2e$/year for industrial projects and 3,000 $MTCO_2e$/year for residential and commercial projects. SCAQMD determined that these thresholds would "capture" 90 percent of GHG emissions from these sectors, "capture" meaning that 90 percent of total emissions from all new projects would be subject to some type of CEQA analysis (i.e., found potentially significant).[10]

Southern California Association of Governments

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy [2020 RTP/SCS]). The RTP/SCS charts a course for closely integrating land use and transportation so that the region can grow smartly and sustainably. The strategy was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations,

[10] SCAQMD, "Staff Report: Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans," December 5, 2008, Attachment E: "Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold," October 2008, p. 3-2.

businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. The RTP/SCS is a long-range vision plan that balances future mobility and housing needs with economic, environmental, and public health goals. The SCAG region strives toward sustainability through integrated land use and transportation planning. The SCAG region must achieve specific federal air quality standards and is required by state law to lower regional GHG emissions.

3.4 Local

City of Ontario Community Climate Action Plan

The City of Ontario initially adopted its Climate Action Plan on December 16, 2014 (2014 CAP). The 2014 CAP provided guidance on the City of Ontario's GHG Inventory reduction goals, policies, guidelines, and implementation programs. As part of the 2014 CAP, the City of Ontario published a guidance document titled "Greenhouse Gas Emissions, CEQA Thresholds and Screening Tables" (December 2014). Under this guidance, Projects that garner at least 100 points will be consistent with the reduction quantities in the City's CAP and are considered less than significant for GHG emissions.

The Ontario Plan (TOP) 2050 includes an update to the 2014 CAP, referred to as the 2022 Community Climate Action Plan Update (2022 CCAP Update). The 2022 CCAP Update furthers the City efforts to reduce GHG emissions and improve community resilience to hazardous conditions associated with climate change. The 2022 CCAP Update includes updated emissions inventories; updated emissions forecasts; identifies GHG emissions reduction targets to achieve the GHG reduction goals of the City of Ontario consistent with Senate Bill 32, Executive Order S-03-05, and substantial progress toward the State's carbon neutrality goals of Executive Order B-55-18; and measures, that when quantified, achieve the GHG reduction targets for the City.

Under the 2022 CCAP Update, projects that are subject to the City's Development Plan Review are required to show consistency with the 2022 CCAP. Table 2: Project Size Thresholds for Land Use Development identifies the maximum project size thresholds for new developments that are exempt from the City's Development Plan Review process. Projects that exceed this project size threshold must show consistency with the 2022 CCAP by showing that annual GHG emissions meet the CCAP reduction targets and reduction strategies through (1) GHG emission calculations or (2) by using Screening Tables.

Table 2: Project Size Thresholds for Land Use Development	
Project Type	**Project Size Threshold**
Single Family Residential (Single Family Detached)	60 Units
Apartments / Condominiums / Townhouse	20 Units
General Commercial / Retail / Office	20,000 square feet
Supermarket / Grocery / Discount Club	36,000 square feet
Restaurants (sit down)	8,200 square feet
Fast-Food Restaurants (with or without drive thru)	5,300 square feet
Gas Station	4,200 square feet
Logistics / Warehouse	45,000 square feet
Passive Park	200 acres
Active Park	60 acres
Source: City of Ontario, *Ontario Community Climate Action Plan; Greenhouse Gas Emissions Screening Tables*, 2023. Table 1. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf Accessed 7-27-2023.	

GHG Emission Calculations

The 2022 CCAP Update includes GHG emission targets for residential and nonresidential developments, there are also separate targets for projects completed by 2030, and those completed between 2031 and 2050. Projects that do not use the Screening Tables will need to demonstrate that they will generate annual GHG emissions that do not exceed the following thresholds:

- For residential development completed between 2020 and 2030, the project shall not produce GHG emissions greater than 5.85 $MTCO_2e$/dwelling unit.
- For residential development completed after 2030, the project shall not produce GHG emissions greater than 1.53 $MTCO_2e$/dwelling unit.
- For nonresidential developments of all types completed between 2020 and 2030, the project shall not produce GHG emissions greater than 8.84 $MTCO_2e$/2,500 square feet of conditioned space.
- For nonresidential developments of all types completed after 2030, the project shall not produce GHG emissions greater than 3.61 $MTCO_2e$/2,500 square feet of conditioned space.

Screening Tables

The Projects can also show consistency with 2022 CCAP Update by using the Screening Tables. Projects using this method must show that the Project shall include selected Screening Table Measures that achieve a minimum of 100 points. For mixed-use projects, measures can be used from more than one Screening Table as appropriate to reflect the Project's mix of uses.

4 SIGNIFICANCE CRITERIA AND METHODOLOGY

4.1 CEQA Thresholds and Significance Criteria

Based upon the criteria derived from Appendix G of the CEQA Guidelines, a project normally would have a significant effect on the environment if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance; or
- Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

The Appendix G thresholds for GHG emissions do not prescribe specific methodologies for performing an assessment, do not establish specific thresholds of significance, and do not mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance consistent with the manner in which other impact areas are handled in CEQA.

Addressing GHG emissions generation impacts requires an agency to determine what constitutes a significant impact. The amendments to the CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine whether a project's GHG emissions will have a "significant" impact on the environment. The guidelines direct that agencies are to use "careful judgment" and "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the project's GHG emissions[11].

GHG Thresholds

To address the State's requirement to reduce GHG emissions, the City adopted the 2022 CCAP with citywide GHG emission reduction targets of 40 percent below 1990 levels of emissions by 2030 and 80 percent below 1990 levels of emissions by 2050. Ontario's targets are consistent with State laws in effect at the time of the adoption, including SB 32, and ensure that the City is providing GHG reductions locally that will complement State and international efforts of stabilizing climate change.

GHG emission analysis of a nonexempt residential development project in the City of Ontario, completed between 2020 and 2030, requires the project demonstrate that it would not generate annual GHG emissions that exceed 5.85 $MTCO_2e$/dwelling unit or demonstrate that it will achieve a minimum of 100 Screening Table points in order to show consistency with the 2022 CCAP Update.

4.2 Plans, Programs, and Policies

Plans, programs, and policies (PPP) are based on local, state, or federal requirements that are frequently independent of CEQA review and typically include compliance with the provisions of the Building Code, SCAQMD Rules, etc. The City may impose additional requirements during the approval process, as

[11] 14 California Code of Regulations, Section 15064.4a

appropriate. Because PPPs are neither Project specific nor a result of development of the Project, they are not considered to be either project design features or mitigation measures.

PPP GHG-1 New buildings are required to achieve the current California Building Energy Efficiency Standards (Title 24, Part 6) and the CALGreen Code. The 2022 Building Energy Efficiency Standards become effective on January 1, 2023. The Building Energy Efficiency Standards and CALGreen Code are updated triannually with a goal to achieve 100 percent clean carbon neutrality by 2050 within the State.

PPP GHG-2 New buildings are required to adhere to the California Green Building Standards Code (CALGreen Code) requirement to provide bicycle parking for new non-residential buildings, or meet local bicycle parking ordinances, whichever is stricter (CALGreen Code Sections 5.106.4.1).

PPP GHG-3 California's Green Building Standards Code (CALGreen Code) requires the recycling and/or salvaging for reuse at minimum of 65 percent of the nonhazardous construction and demolition waste generated during most "new construction" projects (CALGreen Code Sections 4.408 and 5.408). Construction contractors are required to submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project, or salvaged for future use or sale and the amount (by weight or volume).

PPP GHG-4 Construction activities are required to adhere to Title 13 CCR 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.

PPP GHG-5 New buildings are required to adhere to the CALGreen Code and Water Efficient Landscape Ordinance requirements to increase water efficiency and reduce urban per capita water demand.

4.3 Methodology

Global climate change is, by definition, a cumulative impact of GHG emissions. Therefore, there is no project-level analysis. The baseline against which to compare potential impacts of the project includes the natural and anthropogenic drivers of global climate change, including world-wide GHG emissions from human activities which almost doubled between 1970 and 2010 from approximately 27 gigatonnes (Gt) of CO_2/year to nearly 49 $GtCO_2$/year.[12] As such, the geographic extent of climate change and GHG emissions cumulative impact discussion is worldwide.

The Project will include 357 multi-family dwelling units which exceeds the maximum size threshold of 20 dwelling units listed in Table 2, therefore the Project must show consistency with the 2022 CCAP Update. The Project's construction and operational emissions were calculated using the California Emissions Estimator Model version 2022.1.1.14 (CalEEMod). Details of the modeling assumptions and emission factors are provided in Appendix A: Greenhouse Gas Emissions Data. If GHG annual GHG emissions exceed

[12] Intergovernmental Panel on Climate Change, *Climate Change 2014 Mitigation of Climate Change Working Group III Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change*, 2014.

GHG emission thresholds the Project will be required to achieve 100 points using the 2022 CCAP Update Screening Tables.

Construction

CalEEMod calculates emissions from off-road equipment usage and on-road vehicle travel associated with haul, delivery, and construction worker trips. GHG emissions during construction were forecasted based on the proposed construction schedule and applying the mobile-source and fugitive dust emissions factors derived from CalEEMod. The Project's construction-related GHG emissions would be generated from off-road construction equipment, on-road hauling and vendor (material delivery) trucks, and worker vehicles.

Operations

The Project's operational GHG emissions would be generated by vehicular traffic, off-road equipment, area sources (e.g., landscaping maintenance, consumer products), electrical generation, natural gas consumption, water supply and wastewater treatment, solid waste, air conditioning and refrigeration. These emissions categories are discussed below.

- **Area Sources**. Area source emissions occur from hearths, architectural coatings, landscaping equipment, and consumer products. The Project involves residential and commercial uses and would not include hearths.[13] Landscaping and consumer products (i.e., personal care products, home, lawn, and garden products, disinfectants, sanitizers, polishes, cosmetics, and floor finishes) would be part of the emissions from area sources. Additionally, the primary emissions from architectural coatings are volatile organic compounds, which are relatively insignificant as direct GHG emissions.

- **Energy Consumption**. Energy consumption consists of emissions from project consumption of electricity and natural gas. Primary uses of electricity and natural gas by the Project would be for miscellaneous residential appliances; space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy emissions are calculated based on consumption rates and emissions factors in CalEEMod. No changes were made to the default energy usage consumption rates or emissions factors.

- **Solid Waste**. Solid waste releases GHG emissions in the form of methane when these materials decompose. Solid waste emissions are calculated based on generation rates and emissions factors in CalEEMod.

- **Water and Wastewater**. Project GHG emissions would be generated from energy consumption associated with water and wastewater conveyance and treatment. No changes were made to the default water usage consumption rates or emissions factors.

- **Refrigerants**. Project refrigerants includes fugitive GHG emissions associated with building air conditioning and refrigeration equipment. Different types of refrigeration equipment are used by different types of land uses. For example, an office may use various types of air conditioning equipment, while a supermarket may use both air conditioning equipment and refrigeration

[13] South Coast Air Quality Management District Rule 445 prohibits the installation of wood burning devices in new developments. http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-445.pdf

equipment. CalEEMod automatically generates a default air conditioning and refrigeration equipment inventory for each project land use subtype based on industry data from the USEPA.[14]

- **Mobile Sources**. Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO_X, PM_{10}, and $PM_{2.5}$ are all pollutants of regional concern. NO_X and ROG react with sunlight to form O_3, known as photochemical smog. Additionally, wind currents readily transport PM_{10} and $PM_{2.5}$. However, CO tends to be a localized pollutant, dispersing rapidly at the source.

  Project-generated vehicle emissions are based on the trip generation within the Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario (Traffic Study) prepared by Kimley-Horn and Associates (July 2023) and incorporated into CalEEMod as recommended by the SCAQMD. Project trip generation is based on the following Institute of Transportation Engineers (ITE) land use categories:

  - ITE Land Use 220: Multifamily Housing (Low Rise)
  - ITE Land Use 822: Strip Retail Plaza (<40K)

  The Project would generate 1,269 daily trips, or 463,185 trips per year. Trip lengths use CalEEMod default lengths for projects located in San Bernardino County. Based on these estimates the Project is anticipated to generate 3,479,538 VMT per year.

[14] U.S. Environmental Protection Agency, *Accounting Tool to Support Federal Reporting of Hydrofluorocarbon Emissions: Supporting Documentation,* October 2016.

5 POTENTIAL IMPACTS AND MITIGATION

5.1 Greenhouse Gas Emissions

Previous Significance Determination

The 2022 Final Supplemental EIR for The Ontario Plan 2050 concluded that implementation of The Ontario Plan would reduce GHG emissions to a less than significant level. The General Plan includes implementation of the Community Climate Action Plan update which reduces GHG emissions and is consistent with CARB's Scoping Plan and SCAG's Connect SoCal regional transportation plan.

Threshold 5.1 Would the Project generate GHG emissions, either directly or indirectly, that could have a significant impact on the environment?

Construction Greenhouse Gas Emissions

The Project would result in direct emissions of CO_2, N_2O, and CH_4 from construction equipment and the transport of materials and construction workers to and from the Project site. The GHG emissions only occur during temporary construction activities and would be cease once construction is complete. The total GHG emissions (in CO_2e) generated during construction are shown in Table 3: Construction-Related Greenhouse Gas Emissions.

Table 3: Construction-Related Greenhouse Gas Emissions

Category	$MTCO_2e$	30-Year Amortized $MTCO_2e$
Construction Year 2024	587	19.57
Construction Year 2025	1,245	41.50
Construction Year 2026	1,118	37.27
Total Construction Emissions	*2,950*	*98.33* [1]

Note: Total does not sum due to rounding.
Source: CalEEMod version 2020.4.0. Refer to Appendix A for model outputs.

As shown in Table 3, the Project would result in the generation of approximately 2,950 $MTCO_2e$ over the course of construction. Construction GHG emissions are typically summed and amortized over a 30-year period and then added to the operational emissions[15]. The amortized Project construction emissions would be 98.33 $MTCO_2e$ per year. Once construction is complete, the generation of these GHG emissions would cease.

Operational Greenhouse Gas Emissions

Operational emissions occur over the life of the Project. GHG emissions would result from direct emission sources such as Project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the energy required to convey water to, and wastewater from the

[15] The standard 30-year amortization period is based on the South Coast Air Quality Management District GHG CEQA Significance Thresholds Working Group (South Coast Air Quality Management District, *Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13,* August 26, 2009).

Project, the emissions associated with solid waste generated from the Project, and any fugitive refrigerants from air conditioning or refrigerators.

Prior to issuance of a building permit, the City of Ontario would review and verify that future development plans within the Project area demonstrate compliance with the current version of the Building and Energy Efficiency Standards. Development would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, and energy efficiency. Construction activities would be required to monitor air quality emissions using applicable regulatory guidance such as the SCAQMD Rules.

GHG emissions associated with the Project are summarized in Table 4: Operational Greenhouse Gas Emissions. As shown in Table 4, the Project's emissions would be 2,186.85 $MTCO_2e$ annually from both construction and operations.

Table 4: Operational Greenhouse Gas Emissions

Emissions Source	Annual Emissions
	$MTCO_2e$ per Year
Total Construction Emissions Amortized Over 30 Years	98.3
Area Source	84.3
Energy	593.0
Mobile	1,285.0
Waste	86.5
Water and Wastewater	39.4
Refrigerants	0.35
Total	**2,186.85**
Emissions per Dwelling Unit	6.13
2022 CCAP Update Threshold for residential developments completed between 2020 and 2030, emissions per Dwelling Unit	5.85
Exceeds Threshold?	**Yes**

Source: CalEEMod version 2020.4.0. Refer to Appendix A for model outputs.

The Project includes 357 dwelling units; therefore, annual GHG emissions would equal 6.13 $MTCO_2e$ per unit, exceeding the 5.85 $MTCO_2e$ per unit threshold for residential projects completed before 2030. As such, the Project must achieve a minimum of 100 points on the Screening Table to show consistency with the 2022 CCAP Update.

Screening Table

To show consistency with 2022 CCAP Update the Project shall include selected Screening Table Measures that achieve a minimum of 100 points. The City shall verify that Screening Table Measures achieving a minimum of 100 points are incorporated in development plans prior to the issuance of building permit(s) and/or site plans. The City shall also verify implementation of the selected Screening Table Measures prior

to the issuance of Certificate(s) of Occupancy. By achieving the 100-point minimum, the Project would be consistent with the 2022 CCAP Update and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. An example of how the proposed Project could achieve a minimum of 100 Screening Table Points is provided in Table 5: Example of GHG Performance Standards for Multi-Family Development.

Table 5: Example of GHG Performance Standards for Multi-Family Development

Reduction Measure	Description	Feature	Points
Measure 1: Building Electrification	Replacement of gas appliance with efficient electric appliance	Electric Space Heater Electric Water Heater Electric Stove Electric Dryer	6 8 5 1
		Total for measure	**20**
Measure 4: Transit Oriented Communities	New development is located in a transit-oriented community	Development site is located within ½ mile radius of one or more of the following: a Bus Rapid Transit (BRT) stop, bus transit center, light rail station, the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, and/or High Quality Transit Corridor defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.	10
		Total for measure	**10**
Measure 6: Vehicle Electrification	Installation of EV charging stations for resident vehicle parking space	Installation of Level 2 EV or higher charging stations at a rate of 5-10% of required vehicle parking spaces.	10
		Total for measure	**10**
Measure 7: Active Transportation	Installation or improvement of bicycle facilities	Bicycle parking facilities with 1:1 ratio of bicycle parking to guest vehicle parking space.	3
	Installation or improvement of pedestrian facilities	Two or three pedestrian infrastructure improvements to street design on private streets, including, but not limited to curb extensions, raised crosswalks, speed humps/bumps, street tree plantings in parkways or street medians, and elevated pavement markings.	3
		Total for measure	**6**
Measure 10: Waste Diversion	Design and plan multi-family housing developments to include onsite areas for municipal compost/green waste and recycling bins/containers	Site design allocates sufficient space for storage and collection of green waste, organic waste, and recyclables.	33

Table 5: Example of GHG Performance Standards for Multi-Family Development			
Reduction Measure	**Description**	**Feature**	**Points**
		Total for measure	**33**
Measure 11: Water Conservation	Implement indoor water efficiency measures	Implement water efficient showerheads and faucets. Install on-demand water circulators on all showers/baths	1 2
	Incorporate outdoor water efficiency measures	Design and plan outdoor landscapes planted with drought-tolerant, low maintenance plants with a 1) drip irrigation system or 2) sprinkler irrigation system with a weather-based irrigation controller.	4
		Total for measure	**7**
Additional Measures	AR-1: Meet CalGreen	CalGreen Tier 2 Compliance	10
	AR-2: Generate energy from on-site solar PV	Solar PV that generates 30%-49% of residential energy needs on multifamily residential buildings that are 4 stories in height or taller.	5
		Total for measure	**15**
		TOTAL POINTS	**101**

Source: City of Ontario, *Ontario Community Climate Action Plan: Greenhouse Gas Emissions Screening Tables*, Table 3, page 10. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf Accessed August 2023.

Conclusion

GHG emission impacts related to the proposed Project are similar to the less than significant impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to GHG emissions or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Mitigation Measures: No mitigation is required.

Level of Significance: Less than significant impact. Compliance with the CCAP will ensure that Project related GHG emissions remain less than significant.

5.2 Greenhouse Gas Reduction Plan Compliance

Threshold 5.2 Would the Project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions?

City of Ontario Community Climate Action Plan Consistency

The primary purpose of the City's CCAP is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that improve building energy efficiency, increase use of public and active transit, and decrease VMT, increase use of alternative-fueled vehicles, increase use of renewable energy, reduce water consumption, and reduce waste.

Table 6: Community Climate Action Plan Consistency, evaluates the consistency of the proposed Project to the applicable measures of the CCAP. As discussed in the table, the proposed Project would be consistent with all applicable measures. By using energy more efficiently, harnessing renewable energy to power buildings, recycling waste, and enhancing access to sustainable transportation modes, the City can keep dollars in local economy, create new green jobs, and improve community quality of life. As shown in Table 6, the Project would not conflict with the goals of the CCAP.

Table 6: Community Climate Action Plan Consistency

CCAP Measure Name	Measure Description	Consistency	
Energy			
Energy – Strategy 1	**Building electrification.** Promote and incentivize the phase-out of gas appliances in new and existing homes and businesses throughout the community to advance GHG reductions, increase energy efficiency, and protect public safety and environmental health.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Energy – Strategy 2	**Onsite solar energy for existing residential development.** Continue to support and facilitate installation of rooftop solar photovoltaic and onsite solar energy systems in existing residential development.	N/A:	This measure only applies to existing residential development.
Energy – Strategy 3	**Onsite Solar Energy Systems for Nonresidential Development:** Ensure new large non-residential development, including City facilities, includes onsite renewable energy to support the site's energy needs by requiring solar photovoltaic panels or other appropriate onsite renewable energy generation systems for the following types of projects: • New commercial and office buildings, or existing commercial and office building expansions greater or equal to 45,000 square feet in size. • New industrial or existing industrial buildings expansions greater or equal to 100,000 square feet in size.	Consistent:	The proposed Project would promote renewable energy sources including passive solar collection, subject to the City of Ontario policies and development regulations.
Energy – Strategy 4	**Green roofs.** Promote and incentivize residents and business owners to install green roofs to conserve energy and reduce surface water runoff.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.

Table 6: Community Climate Action Plan Consistency			
CCAP Measure Name	**Measure Description**	**Consistency**	
Energy – Strategy 5	**Urban Cooling:** Maintain and expand the City's existing tree canopy, with a goal of planting 500 trees annually through 2050 and promote the use of pervious concrete and cool pavement for pavement projects.	Consistent:	The Proposed project would include landscape installation and pervious concrete pavement.
Energy – Strategy 6	**Energy efficiency retrofits for low-income households.** Promote and incentivize voluntary energy efficiency retrofits of homes to reduce natural gas and electricity usage, with the goal of retrofitting 9,000 low-income homes by 2050. Partner with community services agencies to fund energy efficiency projects, including heating, ventilation, air conditioning, indoor lighting, water heating equipment, insulation, and weatherization for low-income residents.	N/A:	This measure is not applicable to the proposed Project, as retrofits only apply to existing structures.
Energy – Strategy 7	**Energy efficiency retrofits.** Promote and incentivize voluntary energy efficiency retrofits to reduce in natural gas and electricity usage. Partner with regional agencies to expand access to existing energy efficiency and conservation opportunities, incentives, and technical assistance for residents and businesses.	N/A:	This measure is not applicable to the proposed Project, as retrofits only apply to existing structures.
Energy – Strategy 8	**Smart Growth and Infill.** Encourage revitalization of neighborhoods through higher-density, mixed-use, infill development and creative reuse of underutilized sites within the urban core.	Consistent:	The Project would construct multifamily residential and commercial retail land uses on an underutilized site in Ontario, CA.
Transportation			
Transportation – Strategy 9	**Transit-Oriented Development:** Encourage development of compact, mixed-use, and transit-oriented development to improve the regional jobs-housing balance, especially on corridors served by high-ridership transit and bus rapid transit, such as Holt Avenue.	Consistent:	The proposed Project would provide a mixed-use development along a Mountain Avenue, a high-volume corridor with existing public transit.
Transportation – Strategy 10	**Increase Transportation Ridership.** Ensure a reliable and responsive transit system with dedicated and secure funding and resources to support increased ridership.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 11	**Traffic signal synchronization and roadway management.** Implement traffic and roadway management strategies to improve mobility and efficiency and reduce associated emissions.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 12	**Community vehicle electrification.** Promote and incentivize the adoption of electric vehicles (EV) citywide, including light-duty and heavy-duty vehicles, for municipal, commercial, and residential uses.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.

Table 6: Community Climate Action Plan Consistency

CCAP Measure Name	Measure Description	Consistency	
Transportation – Strategy 13	**Active Transportation Networks:** Work with transit agencies, school districts, and employers to facilitate an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling, and walking.	Consistent:	The proposed Project would develop multifamily residential units near public transportation proved by OmniTrans.
Transportation – Strategy 14	**Vehicle Idling:** Limit idling of heavy-duty trucks. Support the SCAMQD and CARB anti-idling requirements and provide signage in key areas where idling that is not consistent with SCAMQD or CARB requirements might occur.	Consistent:	Commercial motor vehicles are required to comply with California Code of Regulations Section 2485 which would limit the idling of Diesel fueled vehicles to no more than five minutes.
Transportation – Strategy 15	**Parking policy and event parking.** Adopt a comprehensive parking policy that encourages carpooling and the use of alternative transportation, including providing parking spaces for car-share vehicles at convenient locations with access to public transportation.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Off-road Equipment			
Off-Road Equipment – Strategy 16	**Electrification of construction and landscaping equipment.** Promote and incentivize the transition to electric construction and landscaping equipment.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Off-Road Equipment – Strategy 17	**Idling Ordinance for Construction Equipment:** Limit idling of heavy-duty off-road construction equipment to reduce air pollution and GHG emissions from construction activity.	Consistent:	Construction would be required to comply with California Code of Regulations Section 2485 and 2499 which would limit the idling of heavy-duty construction equipment to no more than five minutes.
Waste			
Waste – Strategy 18	**Methane capture at landfills.** Support efforts to reduce methane emissions from regional landfills.	N/A:	This measure is not applicable to the proposed Project.
Waste – Strategy 19	**Waste Diversion:** Exceed waste diversion goals recommended by AB 939 and CALGreen by adopting a citywide diversion target of at least 75 percent of waste.	Consistent:	The proposed Project would be subject to all applicable local, State, and federal waste diversion requirement.
Waste – Strategy 20	**Construction and Demolition Waste Recovery Ordinance:** Increase the amount of waste recycled during construction and demolition of buildings.	Consistent:	Contractors are required to comply with CALGreen Code Sections 4.408 and 5.408, requiring the recycling of a minimum of 65 percent of construction and demolition waste, refer to **PPP GHG-3**.
Water			
Water – Strategy 21	**Indoor water efficiency.** Encourage water-efficient retrofits of new and existing buildings	Consistent:	The Project would comply with CALGreen Code Section 4.303 and

Table 6: Community Climate Action Plan Consistency			
CCAP Measure Name	**Measure Description**	**Consistency**	
	by working with water providers and regional agencies.		require the installation of low flow fixtures.
Water – Strategy 22	**Water Efficient Landscapes and Water Recycling:** Promote drought-tolerant and fire-wise landscaping. Encourage increased use of reclaimed water for landscape irrigation, agricultural, and industrial use.	Consistent:	The proposed Project plans to incorporate native drought tolerant landscaping and would use recycled water to irrigate landscape areas as required by the City of Ontario Recycled Water Master Plan.
Water – Strategy 23	**Water system and wastewater operations efficiency.** Maximize efficiency at drinking water treatment, pumping, and distribution facilities, including development of off-peak demand schedules for heavy commercial and industrial users.	N/A:	This measure is not applicable to the proposed Project.
Water – Strategy 24	**Methane capture for wastewater treatment.** Work with Inland Empire Utilities Agency (IEUA), the local wastewater treatment provider, to increase methane capture rate.	N/A:	This measure is not applicable to the proposed Project.
Other			
Strategy 25	**Methane capture for dairy operations.** Encourage and incentivize local dairy operations to reduce methane emissions through methane capture technology.	N/A:	This measure is not applicable to the proposed Project.
Strategy 26	**Climate change awareness and education.** Promote climate change awareness and GHG reduction community-wide through a variety of mechanisms, including through support of climate change education in schools or community colleges.	N/A:	This measure is to be taken at the City level.
Strategy 27	**Carbon sequestration.** Establish a citywide carbon sequestration project and sequestration goal of 5,000 MT CO_2 per year.	N/A:	This measure is to be taken at the City level.
Strategy 28	**Green jobs.** Support green job trainings and opportunities to create sustainable, living wage, quality employment opportunities.	N/A:	This measure is to be taken at the City level.
Source: City of Ontario, 2022. *Ontario Community Climate Action Plan*. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf. (accessed August 2023).			

SCAG's Connect SoCal

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (*2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy* [2020 RTP/SCS]). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in the counties of Imperial, Los Angeles, Orange, Riverside, San

Bernardino, and Ventura. SCAG's RTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035 as well as an overall GHG target for the Project region consistent with both the target date of AB 32 and the post-2020 GHG reduction goals of Executive Orders 5-03-05 and B-30-15.

The RTP/SCS contains over 4,000 transportation projects, ranging from highway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices for everyone. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding.

The plan accounts for operations and maintenance costs to ensure reliability, longevity, and cost effectiveness. The RTP/SCS is also supported by a combination of transportation and land use strategies that help the region achieve state GHG emissions reduction goals and Federal Clean Air Act (FCAA) requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry, and utilize resources more efficiently. GHG emissions resulting from development-related mobile sources are the most potent source of emissions, and therefore Project comparison to the RTP/SCS is an appropriate indicator of whether the Project would inhibit the post-2020 GHG reduction goals promulgated by the state. The Project's consistency with the RTP/SCS goals is analyzed in detail in Table 7: Regional Transportation Plan/Sustainable Communities Strategy Consistency.

Table 7: Regional Transportation Plan/Sustainable Communities Strategy Consistency

SCAG Goals		Compliance	
GOAL 1:	Encourage regional economic prosperity and global competitiveness.	Consistent:	The Project would draw new residents and retail businesses to the area, contributing to regional economic prosperity.
GOAL 2:	Improve mobility, accessibility, reliability, and travel safety for people and goods.	Consistent:	Although this Project is not a transportation improvement project, the Project is located near an existing transit route along I-10.
GOAL 3:	Enhance the preservation, security, and resilience of the regional transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable.
GOAL 4:	Increase person and goods movement and travel choices within the transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.
GOAL 5:	Reduce greenhouse gas emissions and improve air quality.	Consistent:	The Project is located within an urban area in proximity to existing transportation routes and freeways. Location of the project within a developed area would reduce trip lengths, which would reduce GHG and air quality emissions. Additionally, the Project would achieve a minimum of 100 points on the City GHG Screening Table, thereby reducing GHG emission impacts to less than significant levels.
GOAL 6:	Support healthy and equitable communities	Consistent:	The Project includes a mix of uses including housing and neighborhood-serving retail proximate to employment, reducing vehicle miles traveled (VMT), promoting walkability, and contributing to a jobs/housing balance.

Table 7: Regional Transportation Plan/Sustainable Communities Strategy Consistency

SCAG Goals		Compliance	
GOAL 7:	Adapt to a changing climate and support an integrated regional development pattern and transportation network.	Consistent:	The Project would be an infill development in an underutilized area which will provide housing in close proximity to designated public transit facilities and routes.
GOAL 8:	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.
GOAL 9:	Encourage development of diverse housing types in areas that are supported by multiple transportation options.	Consistent:	The Project involves development of a mix of uses (residential and commercial) that would provide diverse housing options that would be served by OmniTrans bus sevice.
GOAL 10:	Promote conservation of natural and agricultural lands and restoration of habitats.	Consistent:	The Project proposes a mix of residential and commercial land uses in an urbanized area and would therefore not interfere with conservation of natural or agricultural lands. The Project site is not considered vital habitat land and therefore would not conflict with restoration of habitats.

Source: Southern California Association of Governments, *Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy,* 2020.

The goals stated in the RTP/SCS were used to determine consistency with the planning efforts previously stated. As shown in Table 7, the Project would be consistent with the stated goals of the RTP/SCS. Therefore, the Project would not result in any significant impacts or interfere with SCAG's ability to achieve the region's post-2020 mobile source GHG reduction targets.

California Air Resource Board Scoping Plan Consistency

Adopted December 15, 2022, CARB's *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with AB 1279. To achieve the targets of AB 1279, the 2022 Scoping Plan relies on existing and emerging fossil fuel alternatives and clean technologies, as well as carbon capture and storage. Specifically, the 2022 Scoping Plan focuses on zero-emission transportation; phasing out use of fossil gas use for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines); and scaling up new options such as green hydrogen. The 2022 Scoping Plan sets one of the most aggressive approaches to reach carbon neutrality in the world. Unlike the 2017 Scoping Plan, CARB no longer includes a numeric per capita threshold and instead advocates for compliance with a local GHG reduction strategy (i.e., Climate Action Plan) consistent with CEQA Guidelines section 15183.5.

The key elements of the 2022 CARB Scoping Plan focus on transportation. Specifically, the 2022 Scoping Plan aims to rapidly move towards zero-emission (ZE) transportation (i.e., electrifying cars, buses, trains, and trucks), which constitutes California's single largest source of GHGs. The regulations that impact the transportation sector are adopted and enforced by CARB on vehicle manufacturers and are outside the

jurisdiction and control of local governments. The 2022 Scoping Plan accelerates development of new regulations as well as amendments to strengthen regulations and programs already in place. Statewide strategies to reduce GHG emissions in the latest 2022 Scoping Plan include:

- Implementing SB 100 (achieve 100 percent clean electricity by 2045);
- Achieving 100 percent zero emission vehicle sales in 2035 through Advanced Clean Cars II; and
- Implementing the Advanced Clean Fleets regulation to deploy zero-emission vehicle (ZEV) buses and trucks.

Additional transportation policies include the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Clean Off-Road Fleet Recognition Program, and Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation. The 2022 Scoping Plan would continue to implement SB 375. GHGs would be further reduced through the Cap-and-Trade Program carbon pricing and SB 905. SB 905 requires CARB to create the Carbon Capture, Removal, Utilization, and Storage Program to evaluate, demonstrate, and regulate carbon dioxide removal projects and technology.

As indicated above, GHG reductions are also achieved as a result of State of California energy and water efficiency requirements for new residential developments. These efficiency improvements correspond to reductions in secondary GHG emissions. For example, in 2021 approximately 38 percent of the total electricity net generation in California was derived from natural gas combustion. Therefore, energy saving measures, such as Title 24, reduces GHG emissions from the power generation facilities by reducing load demand.

Scoping Plan Appendix D, Local Actions

Included in the 2022 Scoping Plan is a set of Local Actions (2022 Scoping Plan Appendix D) aimed at providing local jurisdictions without a CEQA-qualified CAP with the tools needed to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. CARB Scoping Plan Appendix D includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine consistency with the 2022 Scoping Plan. Notably, this section is focused on Residential and Mixed-Use Projects.[16] CARB specifically states that Appendix D does not address other land uses (e.g., industrial).[17] However, CARB plans to explore new approaches for other land use types in the future.[18]

CARB Scoping Plan Appendix D lists potential actions that support the State's climate goals. However, the Scoping Plan notes that the applicability and performance of the actions may vary across the regions. The document is organized into two categories (A) examples of plan-level GHG reduction actions that could be implemented by local governments and (B) examples of on-site project design features, mitigation measures, that could be required of individual projects under CEQA, if feasible, when the local jurisdiction is the lead agency.

[16] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, *Appendix D: Local Actions*, Page 21, November 2022.
[17] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, *Appendix D: Local Actions*, Page 4, November 2022.
[18] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality*, *Appendix D: Local Actions*, Page 21, November 2022.

Appendix D notes that project consistency with the Scoping Plan can be determined through consistency with a qualified CAP, and absent consistency with a qualified CAP the State recommends that residential and mixed-use projects meet the following three priority areas will reduce GHG emissions and should accommodate growth in a manner consistent with State GHG reduction and equity prioritization goals. These project attributes are intended to help local jurisdictions qualitatively identify projects that are clearly consistent with the Scoping Plan. Appendix D also notes that lead agencies may determine, with adequate additional supporting evidence, that projects that incorporate some, but not all, of the key project attributes are consistent with the State's climate goals.[19]

- Transportation Electrification. Table 3 in the 2022 Scoping Plan, Appendix D, notes that to be clearly consistent with the State's goals, projects should provide EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the CALGreen code.
- VMT Reduction. The Scoping Plan notes that to be consistent with the VMT reduction attribute, projects should be located on sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land; do not result in the loss or conversion of natural and working lands; and consist of transit-supportive densities (minimum of 20 residential dwelling units per acre).
- Building Decarbonization. Building decarbonization involves maximizing energy efficiency and reducing the use of fossil fuel energy.

However, as discussed previously, the City of Ontario has adopted a CEQA-qualified CAP and as shown in Table 6, the Project is consistent with the Ontario CCAP. As noted in Scoping Plan Appendix D, consistency with a qualified CAP ensures consistency with the Scoping Plan. Therefore, the Project is consistent with 2022 Scoping Plan and would comply with all applicable regulatory requirements.

Conclusion

The proposed Project would be consistent with the Ontario CCAP, SCAG's RTP/SCS, and the CARB Scoping Plan. The Project would be required to comply with all existing regulations, including applicable measures from the City's General Plan.

As shown in Table 4, approximately 86 percent of the Project Total GHG emissions are from energy and mobile sources which would be further reduced by the 2022 Scoping Plan goals (including achieve 100 percent clean electricity by 2045 [SB 100], achieving 100 percent zero emission vehicle sales in 2035 [Advanced Clean Cars II], and implementing the Advanced Clean Fleets regulation [ZEV buses and trucks]). Mobile source emissions would further decline in the future due to statewide measures discussed above (including the reduction in fuels' carbon content, CARB's Advanced Clean Car Program, CARB's Mobile Source Strategy, fuel efficiency standards, etc.), as well as cleaner technology and fleet turnover. SCAG's 2020 RTP/SCS is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035.[20] The Project includes a mix of a residential and

[19] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 23, November 2022.

[20] California Air Resources Board, *SB 375 Regional Plan Climate Targets*, https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/regional-plan-targets.

commercial land uses that would potentially reduce the need to travel long distances for some residents and reduce associated GHG emissions.

At this time, it is not possible to quantify the emissions savings from future regulatory measures that have not yet been developed; nevertheless, it can be anticipated that Project operations would benefit from applicable measures are enacted to meet State GHG reduction goals. The Project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan.

In addition, the Ontario CCAP establishes a city points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. The CCAP Screening Tables point values correspond to the minimum GHG emissions reduction expected from each feature. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CCAP. Such projects would be determined to have a less than significant individual and cumulative GHG emissions impact. Achieving 100 points ensures that the Project would not impede California's statewide GHG reduction goals for 2030 and 2050.

In conclusion, the Project does not conflict with the applicable plans that are discussed above and therefore, the Project does not have a significant impact.

Mitigation Measures: No mitigation is required.

Level of Significance: Less than significant impact.

Conclusion

The Project would not conflict with any applicable plan, policy, or regulation; GHG impacts related to the proposed Project are similar to the less than significant impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to GHG emissions or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

5.3 Cumulative Setting, Impacts, and Mitigation Measures

Cumulative Setting

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and TACs, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about 1 day), GHGs have much longer atmospheric lifetimes of 1 year to several thousand years that allow them to be dispersed around the globe.

Cumulative Impacts

Project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, impacts under Impact Threshold 5.1 are not Project-specific impacts, but the proposed

Project's contribution to cumulative GHG impact. As discussed previously, the Project would achieve a minimum of 100 points on the 2022 CCAP Screening Tables. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CCAP and are determined to have a less than significant individual and cumulative GHG emissions impact.

Mitigation Measures: No mitigation is required.

Level of Significance: Less than significant impact.

Conclusion

Cumulative GHG emission impacts related to the proposed Project are similar to the less than cumulatively considerable impacts identified in The Ontario Plan 2050 Final EIR. Consistency with the 2022 CCAP Update would achieve the state's GHG emissions efficiency target without implementation of additional local GHG reduction measures. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

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Appendix A

Greenhouse Gas Emissions Data

Watermarke Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Watermarke
Construction Start Date	6/1/2024
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80
Precipitation (days)	2.40
Location	34.07832560287942, -117.66957162919645
County	San Bernardino-South Coast
City	Ontario
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5235
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.14

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

827

Apartments Mid Rise	357	Dwelling Unit	2.43	286,994	0.00	0.00	1,182	—
Strip Mall	12.2	1000sqft	0.14	12,200	0.00	0.00	—	retail/lease/amenities
Unenclosed Parking with Elevator	657	Space	1.59	262,800	0.00	0.00	—	—
City Park	1.62	Acre	1.62	0.00	70,558	0.00	—	—
Other Asphalt Surfaces	55.1	1000sqft	1.27	0.00	0.00	0.00	—	paving and off-site improvements

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads
Construction	C-12	Sweep Paved Roads

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	10.4	33.0	83.3	79.7	0.13	3.56	29.2	32.8	3.26	14.1	17.3	—	15,575	15,575	0.86	0.64	30.5	15,795
Mit.	10.4	33.0	83.3	79.7	0.13	3.56	9.43	13.0	3.26	4.05	7.31	—	15,575	15,575	0.86	0.64	30.5	15,795
% Reduced	—	—	—	—	—	—	68%	60%	—	71%	58%	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.74	11,667
Mit.	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.74	11,667
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.58	7.35	11.9	28.8	0.03	0.40	4.16	4.53	0.36	1.42	1.79	—	7,370	7,370	0.39	0.43	8.55	7,517
Mit.	2.58	7.35	11.9	28.8	0.03	0.40	4.16	4.53	0.36	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
% Reduced	—	—	—	—	—	—	—	—	—	30%	25%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.07	0.26	0.33	—	1,220	1,220	0.06	0.07	1.42	1,245
Mit.	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.07	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
% Reduced	—	—	—	—	—	—	—	—	—	30%	25%	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

Mit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	10.4	8.48	83.3	79.7	0.13	3.56	29.2	32.8	3.26	14.1	17.3	—	15,575	15,575	0.86	0.64	28.7	15,795
2025	4.52	33.0	22.4	54.7	0.06	0.82	6.54	7.03	0.76	1.56	2.14	—	11,920	11,920	0.58	0.63	30.5	12,145
2026	3.31	2.73	14.0	41.2	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	10,047	10,047	0.49	0.58	24.2	10,258
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	3.10	16.5	38.5	0.04	0.54	5.57	6.10	0.50	1.33	1.83	—	9,908	9,908	0.53	0.59	0.74	10,099
2025	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.71	11,667
2026	3.21	2.62	14.3	34.7	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	9,624	9,624	0.35	0.59	0.63	9,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.62	1.32	10.2	14.8	0.02	0.40	3.57	3.97	0.36	1.42	1.79	—	3,481	3,481	0.20	0.20	3.04	3,548
2025	2.58	7.35	11.9	28.8	0.03	0.37	4.16	4.53	0.34	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
2026	2.19	1.79	9.90	24.4	0.03	0.28	3.80	4.08	0.26	0.91	1.17	—	6,617	6,617	0.24	0.40	7.13	6,751
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.29	0.24	1.86	2.70	< 0.005	0.07	0.65	0.72	0.07	0.26	0.33	—	576	576	0.03	0.03	0.50	587
2025	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.06	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
2026	0.40	0.33	1.81	4.45	0.01	0.05	0.69	0.74	0.05	0.17	0.21	—	1,096	1,096	0.04	0.07	1.18	1,118

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	10.4	8.48	83.3	79.7	0.13	3.56	9.43	13.0	3.26	4.05	7.31	—	15,575	15,575	0.86	0.64	28.7	15,795
2025	4.52	33.0	22.4	54.7	0.06	0.82	6.54	7.03	0.76	1.56	2.14	—	11,920	11,920	0.58	0.63	30.5	12,145
2026	3.31	2.73	14.0	41.2	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	10,047	10,047	0.49	0.58	24.2	10,258
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	3.10	16.5	38.5	0.04	0.54	5.57	6.10	0.50	1.33	1.83	—	9,908	9,908	0.53	0.59	0.74	10,099
2025	4.40	3.88	22.8	47.2	0.06	0.82	5.76	6.58	0.76	1.38	2.14	—	11,469	11,469	0.59	0.61	0.71	11,667
2026	3.21	2.62	14.3	34.7	0.04	0.42	5.57	5.98	0.39	1.33	1.72	—	9,624	9,624	0.35	0.59	0.63	9,810
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.62	1.32	10.2	14.8	0.02	0.40	1.94	2.34	0.36	0.61	0.98	—	3,481	3,481	0.20	0.20	3.04	3,548
2025	2.58	7.35	11.9	28.8	0.03	0.37	4.16	4.53	0.34	1.00	1.34	—	7,370	7,370	0.39	0.43	8.55	7,517
2026	2.19	1.79	9.90	24.4	0.03	0.28	3.80	4.08	0.26	0.91	1.17	—	6,617	6,617	0.24	0.40	7.13	6,751
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.29	0.24	1.86	2.70	< 0.005	0.07	0.35	0.43	0.07	0.11	0.18	—	576	576	0.03	0.03	0.50	587
2025	0.47	1.34	2.17	5.26	0.01	0.07	0.76	0.83	0.06	0.18	0.24	—	1,220	1,220	0.06	0.07	1.42	1,245
2026	0.40	0.33	1.81	4.45	0.01	0.05	0.69	0.74	0.05	0.17	0.21	—	1,096	1,096	0.04	0.07	1.18	1,118

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,831

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	3,000
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	Yes

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Area	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500

Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,031
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Area	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.66	4.26	3.90	29.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,617	7,617	0.43	0.40	11.7	7,759
Area	2.80	9.57	0.55	22.2	< 0.005	0.04	—	0.04	0.05	—	0.05	0.00	508	508	0.01	< 0.005	—	509
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285
Area	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3
Energy	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	590	590	0.05	< 0.005	—	593
Water	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.

Waste	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35
Total	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Area	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	9.75	15.7	9.93	68.1	0.12	0.57	6.76	7.33	0.57	1.72	2.29	180	18,200	18,379	18.9	0.50	29.3	19,031
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Area	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	5.40	11.6	9.89	31.1	0.11	0.54	6.76	7.30	0.54	1.72	2.26	180	17,599	17,779	18.9	0.51	2.84	18,408
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	4.66	4.26	3.90	29.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,617	7,617	0.43	0.40	11.7	7,759
Area	2.80	9.57	0.55	22.2	< 0.005	0.04	—	0.04	0.05	—	0.05	0.00	508	508	0.01	< 0.005	—	509
Energy	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	3,562	3,562	0.33	0.03	—	3,579
Water	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Waste	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Total	7.57	13.9	5.46	52.2	0.08	0.18	6.76	6.94	0.18	1.72	1.90	180	11,796	11,975	18.8	0.50	13.9	12,610
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285
Area	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3
Energy	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	590	590	0.05	< 0.005	—	593
Water	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4
Waste	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35
Total	1.38	2.53	1.00	9.52	0.02	0.03	1.23	1.27	0.03	0.31	0.35	29.7	1,953	1,983	3.11	0.08	2.30	2,088

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	1.00	1.00	—	0.15	0.15	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.43	1.25	< 0.005	0.06	—	0.06	0.06	—	0.06	—	197	197	0.01	< 0.005	—	198
Demolition	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.6	32.6	< 0.005	< 0.005	—	32.7
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.11	0.02	1.00	0.56	0.01	0.02	0.21	0.23	0.01	0.06	0.07	—	811	811	0.09	0.13	1.71	854
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.02	11.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.7	46.7	0.01	0.01	0.04	49.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.91	1.91	< 0.005	< 0.005	< 0.005	1.94
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.73	7.73	< 0.005	< 0.005	0.01	8.13

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	1.00	1.00	—	0.15	0.15	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.43	1.25	< 0.005	0.06	—	0.06	0.06	—	0.06	—	197	197	0.01	< 0.005	—	198
Demolition	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.23	< 0.005	0.01	—	0.01	0.01	—	0.01	—	32.6	32.6	< 0.005	< 0.005	—	32.7
Demolition	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.11	0.02	1.00	0.56	0.01	0.02	0.21	0.23	0.01	0.06	0.07	—	811	811	0.09	0.13	1.71	854
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.5	11.5	< 0.005	< 0.005	0.02	11.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.06	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	46.7	46.7	0.01	0.01	0.04	49.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.91	1.91	< 0.005	< 0.005	< 0.005	1.94
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.73	7.73	< 0.005	< 0.005	0.01	8.13

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	2.07	1.89	< 0.005	0.09	—	0.09	0.08	—	0.08	—	305	305	0.01	< 0.005	—	306
Dust From Material Movement	—	—	—	—	—	—	1.13	1.13	—	0.58	0.58	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	50.4	50.4	< 0.005	< 0.005	—	50.6
Dust From Material Movement	—	—	—	—	—	—	0.21	0.21	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.48	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.01	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.03	13.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.23	2.23	< 0.005	< 0.005	< 0.005	2.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314

Dust From Material Movement	—	—	—	—	—	—	5.11	5.11	—	2.63	2.63	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	0.21	2.07	1.89	< 0.005	0.09	—	0.09	0.08	—	0.08	—	305	305	0.01	< 0.005	—	306
Dust From Material Movement	—	—	—	—	—	—	0.29	0.29	—	0.15	0.15	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.38	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	50.4	50.4	< 0.005	< 0.005	—	50.6
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.09	0.08	1.48	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.01	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.5	13.5	< 0.005	< 0.005	0.03	13.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.23	2.23	< 0.005	< 0.005	< 0.005	2.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	7.10	7.10	—	3.43	3.43	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.29	2.75	2.84	< 0.005	0.13	—	0.13	0.12	—	0.12	—	446	446	0.02	< 0.005	—	447
Dust From Material Movement	—	—	—	—	—	—	1.07	1.07	—	0.52	0.52	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	73.8	73.8	< 0.005	< 0.005	—	74.1
Dust From Material Movement	—	—	—	—	—	—	0.20	0.20	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.05	2.95	1.65	0.02	0.05	0.63	0.68	0.03	0.17	0.20	—	2,400	2,400	0.26	0.39	5.05	2,527
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.2	30.2	< 0.005	< 0.005	0.06	30.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.05	0.01	0.47	0.25	< 0.005	0.01	0.10	0.10	< 0.005	0.03	0.03	—	362	362	0.04	0.06	0.33	380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	59.9	59.9	0.01	0.01	0.05	63.0

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	1.85	1.85	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.29	2.75	2.84	< 0.005	0.13	—	0.13	0.12	—	0.12	—	446	446	0.02	< 0.005	—	447
Dust From Material Movement	—	—	—	—	—	—	0.28	0.28	—	0.13	0.13	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.50	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	73.8	73.8	< 0.005	< 0.005	—	74.1
Dust From Material Movement	—	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.07	1.27	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	216	216	0.01	0.01	0.86	219
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.32	0.05	2.95	1.65	0.02	0.05	0.63	0.68	0.03	0.17	0.20	—	2,400	2,400	0.26	0.39	5.05	2,527
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.2	30.2	< 0.005	< 0.005	0.06	30.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.05	0.01	0.47	0.25	< 0.005	0.01	0.10	0.10	< 0.005	0.03	0.03	—	362	362	0.04	0.06	0.33	380
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.09	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	59.9	59.9	0.01	0.01	0.05	63.0

3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	0.25	2.33	2.72	< 0.005	0.10	—	0.10	0.09	—	0.09	—	497	497	0.02	< 0.005	—	499
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.05	0.42	0.50	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.3	82.3	< 0.005	< 0.005	—	82.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.13	1.94	1.80	31.4	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,346	5,346	0.23	0.18	21.4	5,428
Vendor	0.28	0.07	2.99	1.60	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,610	2,610	0.20	0.39	7.28	2,738
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.02	1.83	2.12	23.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,900	4,900	0.23	0.18	0.55	4,961
Vendor	0.27	0.07	3.12	1.63	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,611	2,611	0.20	0.39	0.19	2,732
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.38	0.44	5.17	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,031	1,031	0.05	0.04	1.91	1,045
Vendor	0.06	0.01	0.65	0.34	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	541	541	0.04	0.08	0.65	567
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	0.94	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	171	171	0.01	0.01	0.32	173
Vendor	0.01	< 0.005	0.12	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	89.6	89.6	0.01	0.01	0.11	93.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	0.25	2.33	2.72	< 0.005	0.10	—	0.10	0.09	—	0.09	—	497	497	0.02	< 0.005	—	499
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.05	0.42	0.50	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.3	82.3	< 0.005	< 0.005	—	82.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.13	1.94	1.80	31.4	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,346	5,346	0.23	0.18	21.4	5,428
Vendor	0.28	0.07	2.99	1.60	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,610	2,610	0.20	0.39	7.28	2,738
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	2.02	1.83	2.12	23.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,900	4,900	0.23	0.18	0.55	4,961

Vendor	0.27	0.07	3.12	1.63	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,611	2,611	0.20	0.39	0.19	2,732
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.42	0.38	0.44	5.17	0.00	0.00	1.01	1.01	0.00	0.24	0.24	—	1,031	1,031	0.05	0.04	1.91	1,045
Vendor	0.06	0.01	0.65	0.34	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	541	541	0.04	0.08	0.65	567
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	0.94	0.00	0.00	0.18	0.18	0.00	0.04	0.04	—	171	171	0.01	0.01	0.32	173
Vendor	0.01	< 0.005	0.12	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	89.6	89.6	0.01	0.01	0.11	93.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.89	1.70	1.63	28.9	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,232	5,232	0.22	0.18	19.4	5,312
Vendor	0.25	0.07	2.85	1.54	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,568	2,568	0.20	0.39	7.23	2,696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.80	21.8	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,797	4,797	0.23	0.18	0.50	4,858
Vendor	0.25	0.07	2.98	1.55	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,569	2,569	0.20	0.39	0.19	2,690
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.26	1.12	1.39	16.4	0.00	0.00	3.46	3.46	0.00	0.81	0.81	—	3,475	3,475	0.16	0.13	5.99	3,524
Vendor	0.18	0.05	2.14	1.10	0.01	0.03	0.51	0.53	0.03	0.14	0.17	—	1,835	1,835	0.14	0.28	2.24	1,923
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.25	3.00	0.00	0.00	0.63	0.63	0.00	0.15	0.15	—	575	575	0.03	0.02	0.99	583

Vendor	0.03	0.01	0.39	0.20	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	304	304	0.02	0.05	0.37	318
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.89	1.70	1.63	28.9	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,232	5,232	0.22	0.18	19.4	5,312
Vendor	0.25	0.07	2.85	1.54	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,568	2,568	0.20	0.39	7.23	2,696
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.80	21.8	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,797	4,797	0.23	0.18	0.50	4,858
Vendor	0.25	0.07	2.98	1.55	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,569	2,569	0.20	0.39	0.19	2,690
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.26	1.12	1.39	16.4	0.00	0.00	3.46	3.46	0.00	0.81	0.81	—	3,475	3,475	0.16	0.13	5.99	3,524
Vendor	0.18	0.05	2.14	1.10	0.01	0.03	0.51	0.53	0.03	0.14	0.17	—	1,835	1,835	0.14	0.28	2.24	1,923
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.23	0.20	0.25	3.00	0.00	0.00	0.63	0.63	0.00	0.15	0.15	—	575	575	0.03	0.02	0.99	583
Vendor	0.03	0.01	0.39	0.20	< 0.005	< 0.005	0.09	0.10	< 0.005	0.03	0.03	—	304	304	0.02	0.05	0.37	318
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87	0.73	6.73	8.86	0.02	0.26	—	0.26	0.24	—	0.24	—	1,637	1,637	0.07	0.01	—	1,643
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.23	1.62	< 0.005	0.05	—	0.05	0.04	—	0.04	—	271	271	0.01	< 0.005	—	272
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.47	26.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,125	5,125	0.22	0.18	17.5	5,201
Vendor	0.25	0.05	2.73	1.48	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,525	2,525	0.18	0.39	6.66	2,652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.68	1.50	1.63	20.2	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,700	4,700	0.07	0.18	0.45	4,757

Vendor	0.25	0.05	2.84	1.50	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,526	2,526	0.18	0.39	0.17	2,647
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.02	1.22	14.5	0.00	0.00	3.31	3.31	0.00	0.78	0.78	—	3,255	3,255	0.05	0.13	5.18	3,299
Vendor	0.17	0.03	1.95	1.02	0.01	0.03	0.49	0.51	0.03	0.13	0.16	—	1,725	1,725	0.12	0.27	1.96	1,809
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.22	2.65	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	539	539	0.01	0.02	0.86	546
Vendor	0.03	0.01	0.36	0.19	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	286	286	0.02	0.04	0.32	299
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87	0.73	6.73	8.86	0.02	0.26	—	0.26	0.24	—	0.24	—	1,637	1,637	0.07	0.01	—	1,643
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.16	0.13	1.23	1.62	< 0.005	0.05	—	0.05	0.04	—	0.04	—	271	271	0.01	< 0.005	—	272
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.78	1.60	1.47	26.7	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	5,125	5,125	0.22	0.18	17.5	5,201
Vendor	0.25	0.05	2.73	1.48	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,525	2,525	0.18	0.39	6.66	2,652
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.68	1.50	1.63	20.2	0.00	0.00	4.85	4.85	0.00	1.14	1.14	—	4,700	4,700	0.07	0.18	0.45	4,757
Vendor	0.25	0.05	2.84	1.50	0.02	0.04	0.71	0.75	0.04	0.20	0.23	—	2,526	2,526	0.18	0.39	0.17	2,647
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.02	1.22	14.5	0.00	0.00	3.31	3.31	0.00	0.78	0.78	—	3,255	3,255	0.05	0.13	5.18	3,299
Vendor	0.17	0.03	1.95	1.02	0.01	0.03	0.49	0.51	0.03	0.13	0.16	—	1,725	1,725	0.12	0.27	1.96	1,809
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.22	2.65	0.00	0.00	0.60	0.60	0.00	0.14	0.14	—	539	539	0.01	0.02	0.86	546

Vendor	0.03	0.01	0.36	0.19	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.03	—	286	286	0.02	0.04	0.32	299
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.67	0.90	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.01	0.12	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.17	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	211	211	0.01	0.01	0.78	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.8	17.8	< 0.005	< 0.005	0.03	18.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.94	2.94	< 0.005	< 0.005	0.01	2.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	0.07	0.67	0.90	< 0.005	0.03	—	0.03	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.12	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	1.17	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	211	211	0.01	0.01	0.78	215
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.8	17.8	< 0.005	< 0.005	0.03	18.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.94	2.94	< 0.005	< 0.005	0.01	2.98
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.15	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.4	23.4	< 0.005	< 0.005	—	23.5
Architectural Coatings	—	5.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.88	3.88	< 0.005	< 0.005	—	3.89
Architectural Coatings	—	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.34	0.33	5.78	0.00	0.00	0.97	0.97	0.00	0.23	0.23	—	1,046	1,046	0.04	0.04	3.88	1,062
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.07	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	171	171	0.01	0.01	0.29	173
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.2	28.2	< 0.005	< 0.005	0.05	28.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.02	0.15	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.4	23.4	< 0.005	< 0.005	—	23.5
Architectural Coatings	—	5.19	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.88	3.88	< 0.005	< 0.005	—	3.89
Architectural Coatings	—	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.38	0.34	0.33	5.78	0.00	0.00	0.97	0.97	0.00	0.23	0.23	—	1,046	1,046	0.04	0.04	3.88	1,062
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.07	0.81	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	171	171	0.01	0.01	0.29	173
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.2	28.2	< 0.005	< 0.005	0.05	28.6

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.23	3.90	2.99	27.7	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,669	6,669	0.35	0.32	22.5	6,796
Strip Mall	0.80	0.73	0.59	5.58	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,368	1,368	0.07	0.06	4.64	1,394
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments Mid Rise	3.95	3.61	3.20	23.8	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,257	6,257	0.36	0.33	0.58	6,365
Strip Mall	0.74	0.68	0.64	4.74	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,283	1,283	0.07	0.07	0.12	1,305
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.72	0.65	0.59	4.49	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,046	1,046	0.06	0.06	1.61	1,066
Strip Mall	0.13	0.12	0.12	0.90	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	215	215	0.01	0.01	0.33	219
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	4.23	3.90	2.99	27.7	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,669	6,669	0.35	0.32	22.5	6,796
Strip Mall	0.80	0.73	0.59	5.58	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,368	1,368	0.07	0.06	4.64	1,394
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.02	4.63	3.58	33.3	0.08	0.05	6.76	6.82	0.05	1.72	1.77	—	8,037	8,037	0.41	0.38	27.2	8,189
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	3.95	3.61	3.20	23.8	0.06	0.04	5.61	5.65	0.04	1.42	1.47	—	6,257	6,257	0.36	0.33	0.58	6,365
Strip Mall	0.74	0.68	0.64	4.74	0.01	0.01	1.15	1.16	0.01	0.29	0.30	—	1,283	1,283	0.07	0.07	0.12	1,305
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	4.69	4.29	3.84	28.5	0.07	0.05	6.76	6.82	0.05	1.72	1.77	—	7,540	7,540	0.43	0.40	0.70	7,670
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.72	0.65	0.59	4.49	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,046	1,046	0.06	0.06	1.61	1,066
Strip Mall	0.13	0.12	0.12	0.90	< 0.005	< 0.005	0.21	0.21	< 0.005	0.05	0.06	—	215	215	0.01	0.01	0.33	219
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.85	0.78	0.71	5.39	0.01	0.01	1.23	1.24	0.01	0.31	0.32	—	1,261	1,261	0.07	0.07	1.94	1,285

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	243
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	18.6	18.6	< 0.005	< 0.005	—	18.7
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	116	116	0.01	< 0.005	—	117
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	—	377	377	0.04	< 0.005	—	379

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	702	702	0.07	0.01	—	707
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,276	2,276	0.22	0.03	—	2,290
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	242	242	0.02	< 0.005	—	243
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	18.6	18.6	< 0.005	< 0.005	—	18.7
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	116	116	0.01	< 0.005	—	117
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	377	377	0.04	< 0.005	—	379

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartments	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	209	209	0.02	< 0.005	—	210
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.82	3.82	< 0.005	< 0.005	—	3.8

Unenclos Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	213

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Apartme Mid Rise	0.12	0.06	0.99	0.42	0.01	0.08	—	0.08	0.08	—	0.08	—	1,263	1,263	0.11	< 0.005	—	1,266
Strip Mall	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.1	23.1	< 0.005	< 0.005	—	23.1
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.12	0.06	1.01	0.44	0.01	0.08	—	0.08	0.08	—	0.08	—	1,286	1,286	0.11	< 0.005	—	1,289
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	0.02	0.01	0.18	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	209	209	0.02	< 0.005	—	210
Strip Mall	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.82	3.82	< 0.005	< 0.005	—	3.83
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.19	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	213	213	0.02	< 0.005	—	213

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.02	3.76	0.30	32.2	< 0.005	0.02	—	0.02	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	104
Total	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.06	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	72.5	72.5	< 0.005	< 0.005	—	72.5
Consumer Products	—	1.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.50	0.47	0.04	4.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8
Total	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.02	3.76	0.30	32.2	< 0.005	0.02	—	0.02	0.03	—	0.03	—	103	103	< 0.005	< 0.005	—	104
Total	4.61	11.0	5.33	34.3	0.03	0.43	—	0.43	0.44	—	0.44	0.00	6,493	6,493	0.12	0.01	—	6,500
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.59	0.29	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Consumer Products	—	6.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.59	7.27	5.03	2.14	0.03	0.41	—	0.41	0.41	—	0.41	0.00	6,389	6,389	0.12	0.01	—	6,396
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.06	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	72.5	72.5	< 0.005	< 0.005	—	72.5
Consumer Products	—	1.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.50	0.47	0.04	4.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.7	11.7	< 0.005	< 0.005	—	11.8
Total	0.51	1.75	0.10	4.05	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	84.2	84.2	< 0.005	< 0.005	—	84.3

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4.72	15.9	20.6	0.49	0.01	—	36.2
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.29	0.97	1.25	0.03	< 0.005	—	2.20

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.94	0.94	< 0.005	< 0.005	—	0.95
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	28.5	96.1	125	2.93	0.07	—	219
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.73	5.83	7.57	0.18	< 0.005	—	13.3
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	5.70	5.70	< 0.005	< 0.005	—	5.74
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	30.2	108	138	3.11	0.07	—	238
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	4.72	15.9	20.6	0.49	0.01	—	36.2
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	0.29	0.97	1.25	0.03	< 0.005	—	2.20
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.94	0.94	< 0.005	< 0.005	—	0.95
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.01	17.8	22.8	0.52	0.01	—	39.4

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	23.6	0.00	23.6	2.35	0.00	—	82.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.14	0.00	1.14	0.11	0.00	—	4.00
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.04
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	142	0.00	142	14.2	0.00	—	498
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	6.90	0.00	6.90	0.69	0.00	—	24.2
Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.26
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	149	0.00	149	14.9	0.00	—	522
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	23.6	0.00	23.6	2.35	0.00	—	82.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1.14	0.00	1.14	0.11	0.00	—	4.00

Unenclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
City Park	—	—	—	—	—	—	—	—	—	—	—	0.01	0.00	0.01	< 0.005	0.00	—	0.04
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	24.7	0.00	24.7	2.47	0.00	—	86.5

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08

City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.34	0.34
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.06	2.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.08	0.08
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.13	2.13
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.34	0.34
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.35	0.35

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	6/1/2024	7/1/2024	5.00	21.0	—
Site Preparation	Site Preparation	6/1/2024	7/1/2024	5.00	21.0	—
Grading	Grading	7/1/2024	9/15/2024	5.00	55.0	—
Building Construction	Building Construction	9/17/2024	12/15/2026	5.00	586	—
Paving	Paving	9/1/2025	10/15/2025	5.00	33.0	—
Architectural Coating	Architectural Coating	6/3/2025	8/29/2025	5.00	64.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38

Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37

Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	11.5	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT

Grading	Hauling	34.1	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	371	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	83.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	74.3	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	11.5	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2

Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	34.1	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	371	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	83.2	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	74.3	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	581,163	193,721	21,417	6,446	7,462

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	21,000	—
Site Preparation	—	—	31.5	0.00	—
Grading	—	15,000	55.0	0.00	—
Paving	0.00	0.00	0.00	0.00	2.86

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Apartments Mid Rise	—	0%
Strip Mall	0.00	0%
Unenclosed Parking with Elevator	1.59	100%
City Park	0.00	0%
Other Asphalt Surfaces	1.27	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	349	0.03	< 0.005
2025	0.00	349	0.03	< 0.005
2026	0.00	346	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,072	1,072	1,072	391,280	7,906	7,906	7,906	2,885,597
Strip Mall	197	197	197	71,905	1,627	1,627	1,627	593,941
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Apartments Mid Rise	1,072	1,072	1,072	391,280	7,906	7,906	7,906	2,885,597
Strip Mall	197	197	197	71,905	1,627	1,627	1,627	593,941
Unenclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	303
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	36
Conventional Wood Stoves	0
Catalytic Wood Stoves	18
Non-Catalytic Wood Stoves	18
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	303
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	36
Conventional Wood Stoves	0
Catalytic Wood Stoves	18

Non-Catalytic Wood Stoves	18
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
581162.85	193,721	21,417	6,446	7,462

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	1,540,870	346	0.0330	0.0040	3,940,273
Strip Mall	118,686	346	0.0330	0.0040	71,925
Unenclosed Parking with Elevator	740,570	346	0.0330	0.0040	0.00

City Park	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Apartments Mid Rise	1,540,870	346	0.0330	0.0040	3,940,273
Strip Mall	118,686	346	0.0330	0.0040	71,925
Unenclosed Parking with Elevator	740,570	346	0.0330	0.0040	0.00
City Park	0.00	346	0.0330	0.0040	0.00
Other Asphalt Surfaces	0.00	346	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	14,880,179	0.00
Strip Mall	903,685	0.00
Unenclosed Parking with Elevator	0.00	0.00
City Park	0.00	1,133,100
Other Asphalt Surfaces	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Apartments Mid Rise	14,880,179	0.00
Strip Mall	903,685	0.00

Unenclosed Parking with Elevator	0.00	0.00
City Park	0.00	1,133,100
Other Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	264	—
Strip Mall	12.8	—
Unenclosed Parking with Elevator	0.00	—
City Park	0.14	—
Other Asphalt Surfaces	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Apartments Mid Rise	264	—
Strip Mall	12.8	—
Unenclosed Parking with Elevator	0.00	—
City Park	0.14	—
Other Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	19.6	annual days of extreme heat
Extreme Precipitation	6.05	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	84.6

AQ-PM	97.7
AQ-DPM	54.7
Drinking Water	93.3
Lead Risk Housing	82.3
Pesticides	0.00
Toxic Releases	60.0
Traffic	89.5
Effect Indicators	—
CleanUp Sites	73.6
Groundwater	0.00
Haz Waste Facilities/Generators	64.6
Impaired Water Bodies	0.00
Solid Waste	22.1
Sensitive Population	—
Asthma	77.7
Cardio-vascular	87.7
Low Birth Weights	95.2
Socioeconomic Factor Indicators	—
Education	65.5
Housing	46.5
Linguistic	59.4
Poverty	56.8
Unemployment	22.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract

Economic	—
Above Poverty	46.09264725
Employed	44.86077249
Median HI	46.77274477
Education	—
Bachelor's or higher	19.11972283
High school enrollment	100
Preschool enrollment	9.547029385
Transportation	—
Auto Access	33.77389965
Active commuting	66.17477223
Social	—
2-parent households	52.59848582
Voting	57.37200051
Neighborhood	—
Alcohol availability	45.87450276
Park access	43.62889773
Retail density	51.59758758
Supermarket access	83.71615552
Tree canopy	44.87360452
Housing	—
Homeownership	43.98819453
Housing habitability	38.5730784
Low-inc homeowner severe housing cost burden	39.45848839
Low-inc renter severe housing cost burden	9.239060695
Uncrowded housing	52.3675093
Health Outcomes	—

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Insured adults	38.07262928
Arthritis	17.5
Asthma ER Admissions	22.1
High Blood Pressure	30.8
Cancer (excluding skin)	25.9
Asthma	49.0
Coronary Heart Disease	17.4
Chronic Obstructive Pulmonary Disease	31.1
Diagnosed Diabetes	33.2
Life Expectancy at Birth	43.7
Cognitively Disabled	50.3
Physically Disabled	78.7
Heart Attack ER Admissions	7.9
Mental Health Not Good	47.3
Chronic Kidney Disease	20.1
Obesity	38.0
Pedestrian Injuries	48.5
Physical Health Not Good	38.5
Stroke	26.0
Health Risk Behaviors	—
Binge Drinking	43.3
Current Smoker	55.2
No Leisure Time for Physical Activity	46.8
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	19.0

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Elderly	45.2
English Speaking	31.2
Foreign-born	38.7
Outdoor Workers	22.6
Climate Change Adaptive Capacity	—
Impervious Surface Cover	60.4
Traffic Density	94.6
Traffic Access	50.1
Other Indices	—
Hardship	53.6
Other Decision Support	—
2016 Voting	61.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	88.0
Healthy Places Index Score for Project Location (b)	39.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

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7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Project specific details, site plan
Construction: Construction Phases	applicant construction questionnaire
Construction: Architectural Coatings	SCAQMD Rule 1113
Operations: Hearths	SCAQMD wood burning fireplace/stove prohibited
Operations: Architectural Coatings	SCAQMD RULE 1113
Operations: Vehicle Data	TIA Scoping Plan

APPENDIX C – CULTURAL STUDY

CULTURAL RESOURCES ASSESSMENT

Euclid Mixed Use Specific Plan Project

City of Ontario, San Bernardino County, California

Prepared for:

John Nsofor, CEP-IT
Kimley-Horn
3801 University Avenue, Suite 300
Riverside, California 92501

Prepared by:

David Brunzell, M.A., RPA
Contributions by Kara Brunzell, M.A., Joseph Orozco, M.A., RPA
and Doug Kazmier, B.A.
BCR Consulting LLC
Claremont, California 91711

Project No. KIM2306

Data Base Information:
Type of Study: Intensive Survey
Resources Recorded: 1126 North Mountain Avenue, 1028-1044 W 4th Street, Ontario, CA
Keywords: Historic-Period Buildings
USGS Quadrangle: 7.5-minute *Ontario* (1981); *California*

BCRCONSULTING LLC

October 13, 2023

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed Watermarke Project in the City of Ontario (City), San Bernardino County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, and California Register of Historical Resources (California Register) eligibility evaluations were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search has revealed that six previous cultural resources studies have taken place, within one half-mile of the project site, but none have assessed the project area. No archaeological resources have been previously recorded within one half-mile of the project location. During the research and field survey, two resources were identified, recorded, and evaluated for California Register listing eligibility (i.e. significance under CEQA). These include the historic-period post office at 1126 North Mountain Avenue, and a commercial retail building comprising 1028 through 1044 West 4th Street. California Register listing eligibility recommendations are summarized in the below table.

Non-Significant Properties. The historic-period post office at 1126 North Mountain Avenue and a commercial retail property comprised of and 1028 through 1044 West 4th Street have been evaluated and are recommended not eligible for California Register eligibility. They do not warrant further consideration.

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- Historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- Historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- Groundstone artifacts, including mortars, pestles, and grinding slabs;
- Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;

- Human remains.

Human Remains. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the NAHC to determine a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed Watermarke Project in the City of Ontario (City), San Bernardino County, California. The project is located at the northeast intersection of north Mountain Avenue and West 4th Street and occupies approximately 0.97 acres. It is bounded by commercial properties to the west and south, and residential units to the north and east. A cultural resources records search, additional research, intensive-level pedestrian field survey, and California Register of Historical Resources (California Register) eligibility evaluations were conducted for the project pursuant to the California Environmental Quality Act (CEQA). The project site is located in Section 13, Township 1 South, Range 8 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Ontario, California* (1981) 7.5-minute topographic quadrangles (Figure 1).

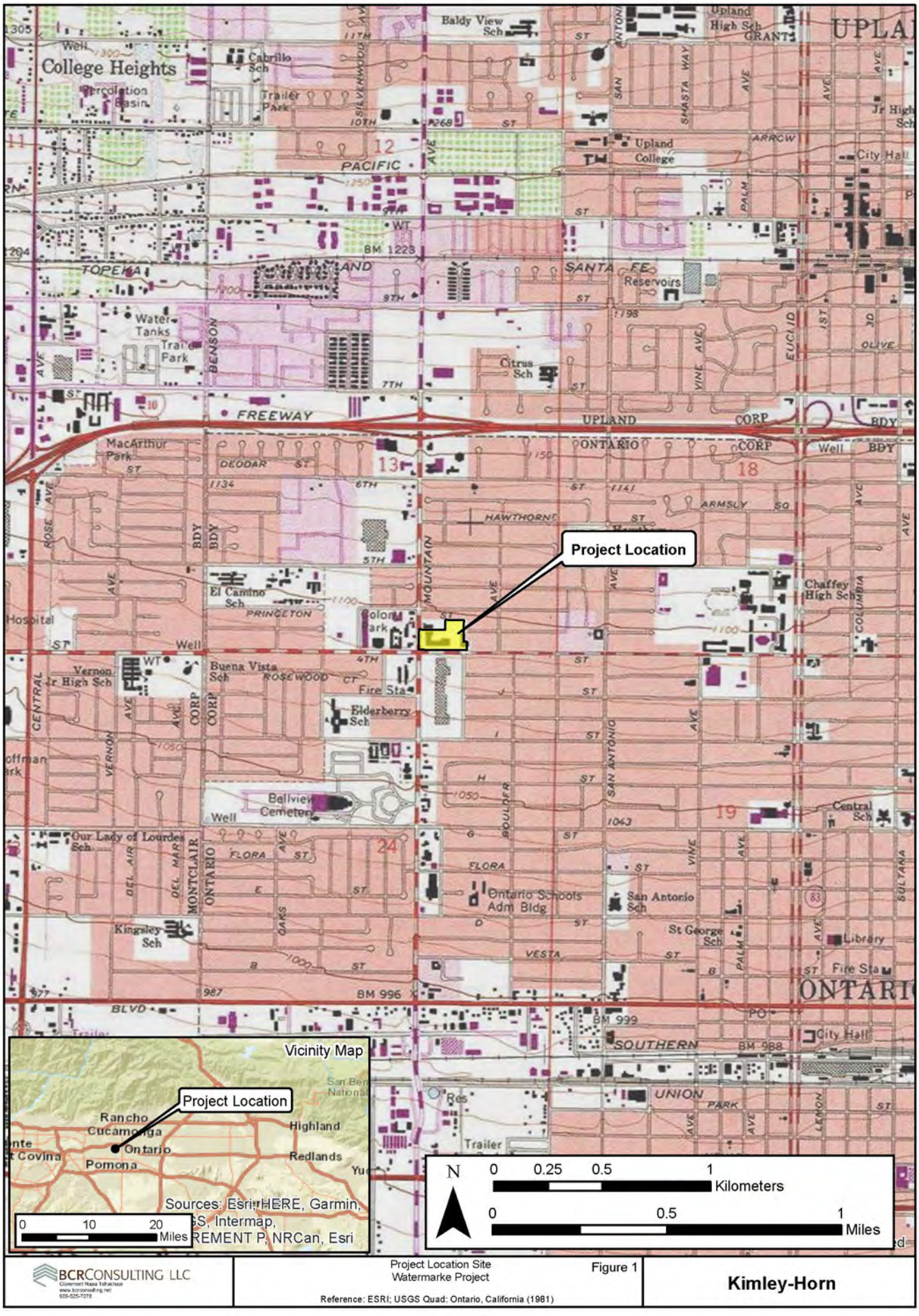
Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)).

The significance of a historical resource is impaired when a project 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 the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of



BCR CONSULTING LLC

Project Location Site
Watermarke Project

Figure 1

Reference: ESRI; USGS Quad: Ontario, California (1981)

Kimley-Horn

significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or more of the eligibility criteria of the National Register will be eligible for the California Register. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the "historic-period") will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Finally, CEQA requires that significant effects on unique archaeological resources be considered and addressed. CEQA defines a unique archaeological resource as any 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 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.

CEQA Guidelines Section 15064.5 Appendix G includes significance criteria relative to archaeological and historical resources. These have been utilized as thresholds of significance here, and a project would have a significant environmental impact if it would:

a) cause a substantial adverse change in the significance of a historical resource as defined in section 10564.5;

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 10564.5;

c) Disturb any human remains, including those interred outside of formal cemeteries.

City of Ontario Designation Criteria. In addition to evaluation for California Register listing eligibility, the City of Ontario Development Code Article 26: Historic Preservation (Section 9-1.2615) provides the following designation criteria for a property to qualify as a City Historic Landmark:

a. It exemplifies or reflects special elements of the City's history;

b. It is identified with persons or events significant in local, state, or national history;

c. It is representative of the work of a notable builder, designer, architect, or artist;

d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;

e. It is a noteworthy example of the use of indigenous materials or craftsmanship;

f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or

h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Cultural resources would be subject to evaluation for the above City Historic Landmark designation criteria.

NATURAL SETTING

The project is located in the Chino Valley, which is bounded on the west by the San Jose Hills, on the south by the Chino Hills, on the north by the foothills of the San Gabriel Mountains, and on the east by La Sierra and the Jurupa Mountains (USGS 1981). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The area containing the project site exhibits a gradual southerly slope, and lies on a flood plain that feeds the Santa Ana River approximately five miles to the south (USGS 1981). The native biology of the region is difficult to reconstruct due to recent and historical agricultural, municipal, and industrial impacts. However, the project site is situated in the Upper Sonoran Life Zone, which is locally present between approximately 500 and 5,000 feet AMSL. This

zone typically comprises cismontane valleys and low mountain slopes dominated by mixed coastal sage scrub and chaparral vegetation communities (Williams 2008).

CULTURAL SETTING

Prehistoric Context

The project site is located within the traditional boundaries of the Gabrielino (Bean and Smith 1978; Kroeber 1925). The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions,

reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that continue to this day (Beattie and Beattie 1974; Cleland 1941).

Ontario (see also Appendix B for references). In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. In 1881, George and William Chaffey purchased part of Rancho Cucamonga in order to develop Etiwanda, where they tested their ground-breaking irrigation and town planning ideas. That same year, the brothers purchased 6,000 acres (along with water rights) west of Etiwanda, which became the cities of Ontario and Upland. In 1883, the Chaffeys added the Kincaid Ranch at the mouth of San Antonio Canyon to their holdings. They established the Ontario Land Company and subdivided the land into 10-acre farm lots, all of which had street frontage (Emick 2011:17, 20; Clucas 2009:7).

The Chaffeys set aside a town site for Ontario as well as land for an agricultural college, making water available to each parcel in order to encourage farmers to settle there. George Chaffey laid out a boulevard named Euclid, which stretched from the Southern Pacific Depot to the mesa at the north end of their holdings. The Chaffey brothers sold off their acreage and left California for Australia in 1886. Charles Frankish had moved to Ontario from Riverside that year to participate in the Chaffeys' "Model Colony," and invested in undeveloped land along Euclid Avenue. He recruited a group of investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' land holdings in 1886. Frankish acted as Manager and later President, and actively participated in the sale of real estate as well as planning and developing Ontario. Frankish carried out many of the Chaffey brothers' ideas. He extended Euclid past the depot to the south end of the company's holdings, platting the street grid and planting trees. In 1887, he organized the Ontario and San Antonio Heights Railroad Company (O&SA) as a subsidiary of the land company. In the 1890s, the O&SA constructed a hydro-electric plant at the mouth of San Antonio Canyon and electrified the system, making it the first electrified trolley west of Chicago. Ontario was officially incorporated as a city in 1891. In 1912, Frankish bought the land company's Ontario-area assets and formed the Frankish Company. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every

aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014:7, 8, 17, 18; Swett 1969:13, 19).

Aviation interests were introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area. In subsequent years and decades, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. Today, the city has expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell meets the United States Secretary of the Interior Professional Qualification Standards for Archaeology and Architectural History. Mr. Brunzell wrote the technical report with contributions from Principal Architectural Historian, Kara Brunzell, M.A., BCR Consulting Archaeological Project Manager, Joseph Orozco, M.A, RPA. BCR Consulting Staff Archaeologist Doug Kazmier, B.A. completed the pedestrian survey. Ms. Brunzell completed the Department of Park and Recreation (DPR) 523 forms. Ms. Brunzell completed additional research, architectural descriptions, and historic-period built environment eligibility evaluations.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The work is also completed pursuant to City Development Code Article 26: Historic Preservation. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review the results of any studies conducted within a half-mile radius of the project boundaries;
- Additional research through various local and regional resources;
- Systematic pedestrian survey of the entire accessible project site;
- California Register eligibility evaluation for resources identified;
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA;
- Completion of DPR 523 forms for any discovered cultural resources.

Research

Records Search. On April 17th, 2023 a records search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one half-mile of the project site. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These resources include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. BCR Consulting performed additional research through City of Ontario permit records, the Robert E. Ellingwood Model Colony History Room of the Ontario Library, the San Bernardino County Historical Archives, and through various internet resources. The research focused on consulting primary and secondary sources such as building permits, property title documents, newspaper articles, scholarly journal articles, and biographical sources.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on April 24, 2023 and May 15, 2023. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across the accessible project site in areas that exhibited visible surface sediment. The historic-period buildings were recorded on DPR 523 forms. Digital photographs were taken at various points within the project. These included overviews as well as detail photographs of the buildings. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix B)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital overviews and photographs of cultural resources (see Appendix B and C).

RESULTS

Research

Records Search. Data from the SCCIC revealed that six previous cultural resources studies have taken place within one half-mile of the project site. No cultural resources have been recorded within one half-mile of the project site. Records search results are summarized in Table A, and a records search bibliography is provided in Appendix A.

Table A. Cultural Resources and Reports Within One Half-Mile of the Project Site

USGS 7.5 Min Quad	Cultural Resources Within One Half-Mile of Project Site	Studies Within One Half-Mile of the Project Site
Ontario (1981), *California*	None	SB-02722, 03906, 04099, 05876, 06666, 06667

Additional Research. Additional research was performed for the project site to provide the background for the historic-period cultural properties within its boundaries (see also Field Survey Results, below). Please note that references and figures for this section are provided in Appendix B.

1126 N Mountain Avenue. The Plaza Center Station Post Office of Ontario building located at 1126 N Mountain Ave was built in 1956 and dedicated by the regional transportation manager of the U.S. Post Office, John E. Painter (San Bernardino County Sun 1956). The developer and first owner of the Plaza Center Station was Danelco Development Company (San Bernardino County Sun 1955). The Danelco Development Co. was started in 1955 by CEO William H. Oldknow and dissolved in 1988 (Bizapedia 2023). John F. Anderson, who lived in Ontario, was Danelco's President and publicly represented its local projects. William Oldknow was the owner of several California drive-in movie theaters; Anderson also had a background in theater management (Fresno Bee Republican 1951). Parcel ownership passed to Newdan Inc. at some point between 1957 and 1985 before ownership passed to the current owner, Jafam Corporation, in 1985. Jafam Corp. is a real estate company based in Ontario. The first postmaster of the Plaza Center Station was Charles F. Linck Junior (*San Bernardino County Sun* 1956). In 1965, mail vehicles referred to as "Mailsters" replaced foot carriers at the Ontario post offices (San Bernardino County Sun 1965). In the 1960s, Thomas G. Black worked as the window clerk for years before being promoted to foreman at the Plaza Center Station (San Bernardino County Sun 1967). In 1970, two of the Plaza Center Station postal carriers, Milton Powers and Duane Palmer, received national awards for eleven years of safe driving (The Daily Report 1970). When the main Ontario Post Office was replaced with a large new building in 1976 the Plaza Center Station stopped delivering mail; the location continued to offer post office boxes and stamps. Between 2014 and 2016, the Ontario Plaza Shopping Center was partially demolished, including the portion directly adjacent to the Plaza Center Station. In 2023, the USPS Plaza Center Station was still in use as a post office.

1028-1044 W 4th Street. The existing commercial complex, located at 1028-1044 W 4th St was constructed about 1959. The first known owner of the associated parcels was Danelco Development Co. The Danelco Development Co. was started in 1955 by CEO William H. Oldknow and dissolved in 1988 (Bizapedia 2023). John F. Anderson, who lived in Ontario, was Danelco's President and publicly represented its local projects. William Oldknow was the owner of several California drive-in movie theaters; Anderson also had a background in theater management (Fresno Bee Republican 1951). Parcel ownership passed to Newdan Inc. at some point between 1957 and 1985 before ownership passed to the current owner, Jafam Corporation in 1985 (San Bernardino County Assessor). Jafam Corp. is a real estate company based in Ontario.

The first Ontario Plaza Center buildings were originally constructed in 1956 along with the adjoining post office and bank (Progress Bulletin 1956). The Laundramatic laundromat was the original business between the bank and post office. In 1957, Bank of America opened at the southwestern corner of the property. Beginning in 1958, Danelco undertook a major expansion of Ontario Plaza, constructing several large adjoining stores on a larger parcel across 4th Street to the south. The extant section of the subject property (which faces 4th Street rather than Mountain Avenue) was constructed about 1959. Commercial space was leased to various vendors who formed the Ontario Plaza Merchants Association (San Bernardino County Sun 1961). In the 1960s and 1970s, the space at 1030 W 4th Street was leased as a reading room for Bible study with the First Church of Christ, Scientist on Euclid Avenue in Ontario (Daily Report 1970). In 1968, 1040 W 4th Street was Hazel's Fashions clothing store and 1038 W 4th Street was Ontario Beauty Supply (Upland News 1968; Montclair Tribune 1968). In 1969, 1034 W 4th Street housed Stella's Italian Kitchen (Montclair Tribune 1969). In 1975, 1038 W 4th Street housed Complete Office Outfitters (Montclair Tribune 1975). In 1986, 1044 W 4th Street was home to the Foot Clinic (Chino Champion 1986). From 1960 through the 1990s, 1058 W Fourth Street was home to the Household Finance Corporation (South Ontario News 1991). From 1990 until 2023, Cork and Can Liquor Store occupied 1040 W 4th Street (Daily Press 1990). In 2001, Quality Drinking Water was located at 1034 W 4th Street (Chino Champion 2001). The stores facing Mountain Avenue were demolished about 2015.

Field Survey

BCR Consulting Staff Archaeologist Doug Kazmier, B.A. completed the field survey on April 24, 2023 and a follow up survey was conducted by BCR Consulting Staff Historian George Brentner, B.A. on May 15, 2023. Surface visibility was approximately 5 percent as most of the project area was paved over apart from grass adjacent the sidewalk on 4th Street, and seasonal grasses and weeds protruding through pavement. One historic-period post office and one historic-period commercial retail building were recorded during the survey and are described in detail below.

SIGNIFICANCE EVALUATIONS

During the field survey, one historic-period Post Office, and one historic-period commercial retail building were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance. The post office and commercial retail properties are evaluated for significance below.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register or as a City Landmark, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Ontario Designation Criteria. In addition to evaluation for California Register listing eligibility, the City of Ontario Development Code Article 26: Historic Preservation (Section 9-1.2615) provides the following designation criteria for a property to qualify as a City Historic Landmark:

a. It exemplifies or reflects special elements of the City's history;
b. It is identified with persons or events significant in local, state, or national history;
c. It is representative of the work of a notable builder, designer, architect, or artist;
d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or
h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Evaluations

1126 N Mountain Avenue California Register Evaluation. Criterion 1: The Post Office at 1126 N Mountain Avenue was constructed within the general context of mid-century population expansion and civic/commercial development in Ontario. However, it was a secondary post office established long after the original main post office, and thus was not integral to the formation of the City. Research has revealed no significant association with important events related to the growth of that municipality, with development of the region,

postwar commercial development, or with any other important historic context. It is therefore recommended not eligible for the California Register under Criterion 1.

Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history; it lacks association with the lives of important persons in our history. For these reasons, it is recommended not eligible for the California Register under Criterion 2.

Criterion 3: The building is a rather handsome but simple example of a mid-century post office; its only decorative feature is the zigzag-patterned concrete masonry units on the north end of the main façade. Nor does the building feature the dramatic roof forms, blending of exterior with interior, lavish landscaping, or other elements that characterize architecturally significant mid-century buildings. Exterior materials such as aluminum and concrete as well as low-cost interior fixtures reflect cost-consciousness rather than design distinction. Research did not reveal an architect or important builder associated with its construction. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. It is a fairly utilitarian example of mid-century modern postal architecture, similar to hundreds of other post offices constructed in the 1950s and 1960s. Therefore, it is recommended not eligible for the California Register under Criterion 3.

Criterion 4: The building is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. It is therefore recommended not eligible for the California Register under Criterion 4.

The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such does not qualify as a historical resource under the CEQA.

1126 N Mountain Avenue City of Ontario Designation Criteria. The property does not meet any of the eight City Designation Criteria, and as such does not qualify as a City Historic Landmark.

1028-1044 W 4th Street California Register Evaluation. Criterion 1: The Ontario Plaza Shopping Center at 1028-1044 W 4th Street was constructed within the general context of mid-century commercial development in Ontario, however, research has revealed no significant association with important events related to the founding of that municipality, with development of the region, postwar commercial development, or with any other important historic context. It is therefore recommended not eligible for the California Register under Criterion 1.

Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Its owners were ordinary businesspeople who leased the property to commercial businesses. Therefore, it lacks association with the lives of important persons in our history. It is recommended not eligible for the California Register under Criterion 2.

Criterion 3: The building is a simple example of a mid-century commercial property. Research did not reveal an important builder associated with its construction. Although research has not revealed historic photos of the extant section of the building, its details and materials do not match the associated buildings facing Mountain Avenue that were constructed around the same time, and it appears to have been altered outside the historic era. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. It is an ordinary commercial building and lacks architectural distinction. Therefore, it is recommended not eligible for the California Register under Criterion 3.

Criterion 4: The building is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. It is therefore recommended not eligible for the California Register under Criterion 4.

The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the National Register or the California Register, and as such does not qualify as a historical resource under CEQA.

1126 N Mountain Avenue City of Ontario Designation Criteria. The property does not meet any of the eight City Designation Criteria, and as such does not qualify as a City Historic Landmark.

RECOMMENDATIONS

BCR Consulting conducted a cultural resources assessment of the Watermarke Project in the City of Ontario, San Bernardino County, California. During the research and field survey, two resources were identified, recorded, and evaluated for California Register listing eligibility (i.e. significance under CEQA). These include the historic-period post office at 1126 N Mountain Avenue and a historic-period retail building at 1028-1044 W 4th Street.

Non-Significant Properties. The historic-period post office comprising 1126 North Mountain Avenue and the historic-period commercial retail building comprising 1028 through 1044 West 4th Street have been evaluated and are recommended not eligible for California Register eligibility. They do not not warrant further consideration.

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of

Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- Historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- Historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- Groundstone artifacts, including mortars, pestles, and grinding slabs;
- Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- Human remains.

Human Remains. If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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(see also Appendix B)

APPENDIX A

RECORD SEARCH BIBLIOGRAPHY

Report List

KIM2306

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-02722	NADB-R - 1062722	1992	MLAZOVSKY, MARILYN	CABIN #3, LYTLE CREEK SUMMER HOME TRACT		
SB-03906	NADB-R - 1063906	2002	BILLAT, LORNA	4TH AND MOUNTAIN, CA-6698B, ONTARIO, SAN BERNARDINO COUNTY, CA. 5PP	EARTHTOUCH, LLC	
SB-04099	NADB-R - 1064099	2003	DICE, MICHAEL	RECORDS SEARCH RESULTS & SITE VISIT FOR SPRINT TELECOMMUNICATION FACILITY SB57XC008A (CALVARY BAPTIST CHURCH), 730 MOUNTAIN AVE, ONTARIO, SAN BERNARDINO COUNTY, CA. 11PP	MICHAEL BRANDMAN ASSOCIATES	
SB-05876	NADB-R - 1065876	2007	Bodmer, Clarence, Daniel Ballester, and Melissa Hernandez	Identification and Evaluation of Historic Properties: San Antonio Channel (West Edison) Recycled Water Pipeline Project Addiction in the Cities of Ontario and Montclair, San Bernardino County, California.	CRM Tech	
SB-06666	NADB-R - 1066666	2009	Encarnacion, Deirdre	Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California.		
SB-06667	NADB-R - 1066667	2009	Encarnacion, Deirdre	Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California.	CRM TECH	

APPENDIX B

DEPARTMENT OF PARKS AND RECREATIONS 523 FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

 *Resource Name or #: 1126 N Mountain Ave

P1. Other Identifier: Plaza Center Station

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Ontario, CA **Date:** 1981 **T** 1S; **R** 8W; Section 13**;** SBBM

c. Address: 1126 N. Mountain Ave City: Ontario Zip: 91762

d. UTM: Zone: N/A mE/ Elevation: 1,095' AMSL

e. Other Locational Data: The property is on the northeast corner of 4th Street and Mountain Avenue in Ontario, CA.

***P3a. Description:** The subject property is a 4.57-acre parcel occupied by a mid-century Post Office and commercial complex. The Post Office, which was constructed in 1956, is located at the northwest corner of the parcel set back about 75 feet from Mountain Avenue. It is rectangular in plan with a flat roof. It is constructed of concrete masonry units, with decorative concrete masonry units on the northern end of its primary (west) façade. A flagpole is affixed to the center of the decorative concrete masonry unit facade, which features a zigzag pattern in relief. A projecting flat roof shelters the main entrance, which is recessed and right of center. It is fitted with aluminum-framed double glass doors and is accessed by a small concrete ramp with a simple metal handrail. Large glass window panels fill the recessed area of the entryway adjacent to the doors. There is a sign and plaque on the upper façade above the main entrance, advertising the location as a United States Post Office. The north elevation has small horizontal windows with metal security grilles and an ancillary entrance near the rear of the building; the south elevation was originally adjacent to an adjoining commercial building and lacks fenestration or entrances. A low loading dock sheltered by a deep full-width awning occupies the rear elevation. The rear elevation has a service entrance with metal double doors and small horizontal windows with metal security grilles. There is a fenced parking area behind the building.

The main public entrance leads to a long hallway along the south end of the building which has post office boxes on its north wall. An interior glazed door with glass surround and transom leads north to the main lobby, which features the service counters and tall tables that characterize the public lobbies of US post offices. A flat wooden door at the north end of the lobby leads to the work areas, which were not accessible at the time of the field visit. Ceilings are acoustic tile, floors are vinyl tile, and lighting consists of hanging fluorescent fixtures. The interior space is utilitarian, lacking the decorative features and murals that are common in post office buildings constructed prior to 1945. The building is in good condition.

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

***P4. Resources Present:**
☑ Building ☐Structure ☐Object
☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Plaza Center Station Post Office main façade Overview (View E)

***P6. Date Constructed/ Age and Sources:**
☑Historic 1956 (San Bernardino County Sun)
☐Prehistoric ☐Both

***P7. Owner:**
Jafam Corporation
3200 INLAND EMPIRE BLVD
SUITE 220
ONTARIO CA

***P8. Recorded by:**
Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 4/24/2023

***P10. Survey Type:** *Intensive*

***P11. Report Citation:** *Cultural Resources Assessment of the Watermarke Project, Ontario, San Bernardino County, California.*

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential
***B5. Architectural Style:**
***B6. Construction History:** The post office at 1126 North Mountain Avenue was built in 1956.
Unknown date between 1960s and 2009, plaque and lettering added to upper main facade
Unknown date after 1985, accessible ramp added to main facade

***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A **Period of Significance:** N/A
Property Type: N/A **Applicable Criteria:** N/A
Additional Resource Attributes: N/A
(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

(Continued on Continuation Sheet, page 6.)

***B12. References:**

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San Bernardino County Sun.
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"Postal Station To Be Dedicated." Sep. 14, 1956, 19.
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***B14. Evaluator:** Kara Brunzell
***Date of Evaluation:** 10/2//20

***B10 (continued from page 2).**

Photograph 2: 1126 N Mountain Ave, south and east elevations, camera facing northwest, April 24, 2023.

Photograph 3: 1126 N Mountain Ave, east and north elevations, camera facing southwest, April 24, 2023.

Photograph 4: View of 1126 N Mountain Ave and the parking lot, camera facing north, April 24, 2023.

Photograph 5: 1126 N Mountain Ave post office interior hallway, April 24, 2023.

Photograph 6: 1126 N Mountain Ave post office lobby, April 24, 2023.

Photograph 7: 1126 N Mountain Ave post office interior lobby, April 24, 2023.

Ontario Historic Context

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. Ontario, California was founded as a township in September 1882 by George and William B. Chaffey, named after their home of Ontario, Canada. The brothers purchased 6,218 acres of land with water rights and set aside 640 acres for the community of Ontario, half of which was deeded to the Chaffey Agricultural College as an endowment. In 1903, Ontario was proclaimed a "Model Irrigation Colony" by an Act of Congress. Ontario had many modern innovations, many of which still show their value today. An impressive 200 feet wide and 8 miles long, Euclid Avenue (on the National Register List of Historic Places) was the stately backbone of the colony. Provisions for an electric railway, water rights for each landowner, a local educational institution, electric lights, one of the first long distance telephone lines, and public access to water and transportation set a new standard for rural communities and irrigation practices and ensured the success of the Model Colony. Climate conditions in Ontario were similar to those in the Mediterranean with dry, hot summers and cool, moist winters. Ontario first developed as an agricultural community, largely devoted to the citrus industry. In addition to oranges, the production of peaches, walnuts, lemons, olives, and grapes were also important to the growth of Ontario and neighboring cities (City of Ontario; Galvin & Associates 2004:7).

Ontario officially incorporated as a city in 1891. Charles Frankish recruited investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' Ontario-area assets in 1886. In 1912, he formed the Frankish Company, which assumed control. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation was introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced the aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area after the war. In subsequent years, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. By 2020, the city had expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

US Postal Service Context

The US Postal Service was established in 1775 by the Continental Congress, taking over an existing system of British post offices. Its building program was small until the American population began substantially expanding in the late nineteenth century, and the number of post offices in the US peaked in 1901. Postal building construction halted during World War I and again after the stock market crash of 1929. In 1931, Congress allowed the U.S. Treasury Department's Office of the Supervisory Architect to employ outside professionals who were to increase employment of architects and architectural firms, one-half of which had failed during the Depression. Standard floor plans for post offices of varied sizes facilitated rapid construction of postal buildings in the 1930s under federal employment programs and 1,861 were constructed across the US by the end of the decade. Variation was allowed on exterior architecture, and styles included Spanish Revival, Stripped Classicism, and Colonial Revival (United States Postal Service 1982). U.S. entry into WWII halted non-military federal construction in 1942.

After the end of World War II, the Post Office was ready to use advances in transportation. By the 1950s, postal vehicles and surface routes were replacing trains for mail transport. Existing post offices struggled to serve the expanding population of the US and concomitant expansion of the mails. As mail volume steadily increased during the postwar years, sorting became an increasingly difficult logistical problem. In the 1950s, the Post Office began to use sorting machinery. Initially, the Post Office mechanized existing main post offices, but the machinery soon outgrew the available floor space in these buildings. In 1954, the Post Office launched a lease-purchase program as a creative way to expand facilities despite the fact that Congress had not appropriated funds for new construction. During this era, new post offices were either Modernist or simplified Colonial Revival in style and lacked the architectural variety and adornment that had characterized pre-war postal buildings (United States Postal Service, URS 2012).

In the early 1960s, the Post Office began constructing a nationwide system of Processing and Distribution Centers (P&DC) to hold the giant, purpose-built machinery that sorted the mail. The centers accepted mail from an 80 to 100-mile area and were constructed away from city centers and near airports, highways, and arterial roads whenever possible. The introduction of ZIP Codes in 1963 further centralized mail sorting and increased the speed of mail delivery (United States Postal Service, URS 2012).

Implementation of centralization accelerated the existing trend toward abandonment of rail for mail transportation infrastructure. Despite nearly a decade of focused effort at mechanization, during the late 1960s, the Post Office was still struggling to process the volume of mail and its payrolls continued to expand. At the end of the decade, however, mechanization accounted for half of mail sorting. In 1970, the Postal Reorganization Act led to the transition from the Postal Service to the United States Postal Service (USPS) (Vierick 2023). By 1971, the Post Office was able to process 87 billion pieces of mail annually, up from 27.7 billion pieces of mail in 1940 (United States Postal

Service, URS 2012). Over the years, the USPS workforce has shrunk from around nine-hundred thousand in 2000 to six-hundred thousand in 2014 (Leonard 2016).

Subject Property History

The Plaza Center Station Post Office of Ontario building located at 1126 N Mountain Ave was built in 1956 and dedicated by the regional transportation manager of the U.S. Post Office, John E. Painter (*San Bernardino County Sun* 1956). The developer and first owner of the Plaza Center Station was Danelco Development Company (*San Bernardino County Sun* 1955). The Danelco Development Co. was started in 1955 by CEO William H. Oldknow and dissolved in 1988 (Bizapedia 2023). John F. Anderson, who lived in Ontario, was Danelco's President and publicly represented its local projects. William Oldknow was the owner of several California drive-in movie theaters; Anderson also had a background in theater management (*Fresno Bee Republican* 1951). Parcel ownership passed to Newdan Inc. at some point between 1957 and 1985 before ownership passed to the current owner, Jafam Corporation, in 1985. Jafam Corp. is a real estate company based in Ontario. The first postmaster of the Plaza Center Station was Charles F. Linck Junior (*San Bernardino County Sun* 1956). In 1965, mail vehicles referred to as "Mailsters" replaced foot carriers at the Ontario post offices (*San Bernardino County Sun* 1965). In the 1960s, Thomas G. Black worked as the window clerk for years before being promoted to foreman at the Plaza Center Station (*San Bernardino County Sun* 1967). In 1970, two of the Plaza Center Station postal carriers, Milton Powers and Duane Palmer, received national awards for eleven years of safe driving (*The Daily Report* 1970). When the main Ontario Post Office was replaced with a large new building in 1976 the Plaza Center Station stopped delivering mail; the location continued to offer post office boxes and stamps. Between 2014 and 2016, the Ontario Plaza Shopping Center was partially demolished, including the portion directly adjacent to the Plaza Center Station. In 2023, the USPS Plaza Center Station was still in use as a post office.

Figure 1: Ontario Plaza, Bank of America with Post Office left frame, c1960 (Chino Champion).

Figure 2: Photograph of the Plaza Center Station and the part of Ontario Plaza that was demolished in 2014, 2009 (David Allen).

Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The Post Office at 1126 N Mountain Avenue was constructed within the general context of mid-century population expansion and civic/commercial development in Ontario. However, it was a secondary post office established long after the original main post office, and thus was not integral to the formation of the City. Research has revealed no significant association with important events related to the growth of that municipality, with development of the region, postwar commercial development, or with any other important historic context. It is therefore recommended not eligible for the National Register or the California Register under Criterion A/1.

Criterion B/2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history; it lacks association with the lives of important persons in our history. For these reasons, it is recommended not eligible for the National Register or California Register under Criterion B/2.

Criterion C/3: The building is a rather handsome but simple example of a mid-century post office; its only decorative feature is the zigzag-patterned concrete masonry units on the north end of the main façade. Nor does the building feature the dramatic roof forms, blending of exterior with interior, lavish landscaping, or other elements that characterize architecturally significant mid-century buildings. Exterior materials such as aluminum and concrete as well as low-cost interior fixtures reflect cost-consciousness rather than design distinction. Research did not reveal an architect or important builder associated with its construction. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. It is a fairly utilitarian example of mid-century modern postal architecture, similar to hundreds of other post offices

constructed in the 1950s and 1960s. For these reasons, it is recommended not eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: The building is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. It is therefore recommended not eligible for the National Register or California Register under Criterion D/4.

The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the National Register or the California Register, and as such does not qualify as a historical resource under the California Environmental Quality Act (CEQA). Thus, BCR Consulting recommends the National Register of Historic Places Status Code “6Z”.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

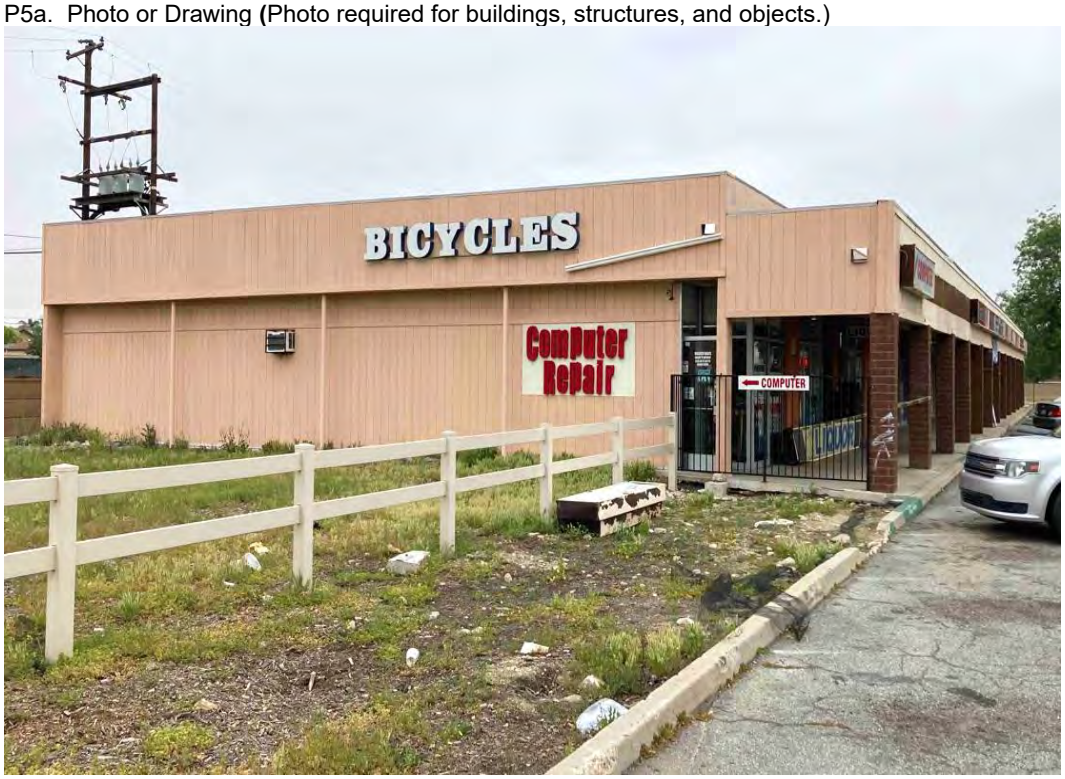
Other Listings
Review Code | Reviewer | Date

 ***Resource Name or #:** 1028-1044 W 4th Street

P1. Other Identifier: Ontario Plaza Shopping Center
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a. County:** San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** Ontario, CA **Date:** 1981 **T** 1S; **R** 8W; Section 13**;** SBBM
c. Address: 1028-1044 W 4th Street City: Ontario Zip: 91762
d. UTM: Zone: N/A mE/ Elevation: 1,095' AMSL
e. Other Locational Data: The property is on the northeast corner of 4th Street and Mountain Avenue in Ontario, CA.

***P3a. Description:** The subject property is a 4.57-acre parcel occupied by a mid-century Post Office and commercial complex. The only extant Ontario Plaza Shopping Center building is located near the southwest corner of the property set back about 60 feet from 4th Avenue. The shopping center building was originally connected to the Post Office building by other retail building, but the connecting buildings between them have been demolished. The shopping center building is roughly rectangular in plan with a flat roof. It is clad in stucco with vertical groove plywood siding as accents and on the west elevation. Five storefronts face south toward a parking lot along 4th Avenue. Storefront entrances are sheltered by an arcade supported by heavy square brick columns. The storefront entrances on are fitted with aluminum-framed glazed doors that are accessed by a low concrete step. There are business signs on the plywood-clad soffit atop the arcade. Fenestration consists of aluminum-framed storefront windows on the south elevation. The north elevation of the building has service entrances to the businesses fitted with glazed aluminum-frame or flat panel doors sheltered by a projecting awning. There are no entrances at the shorter east and west elevations. The building is in fair condition.

P5a. Photo or Drawing **(**Photo required for buildings, structures, and objects.)



***P4. Resources Present:**
☑ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5b. Description of Photo: (View, date, accession #) Photo 1: Ontario Plaza Shopping Center main façade Overview (View E)

***P6. Date Constructed/ Age and Sources:** ☑Historic 1959 (San Bernardino County Assessor) ☐Prehistoric ☐Both

***P7. Owner:**
Jafam Corporation
3200 INLAND EMPIRE BLVD
SUITE 220
ONTARIO CA

***P8. Recorded by:**
Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

***P9. Date Recorded:** 4/24/2023

***P10. Survey Type:** *Intensive*

***P11. Report Citation:** *Cultural Resources Assessment of the Watermarke Project, Ontario, San Bernardino County, California.*

***Attachments:** ☐NONE ☐ Location Map ☐ Sketch Map ☑ Continuation Sheet ☑Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial
B4. Present Use: Commercial
***B5. Architectural Style:**
***B6. Construction History:** The commercial buildings at 1028-1044 W 4th Street were built between 1959 and 1964.
***B7. Moved?** ☑**No** ☐**Yes** ☐**Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** N/A
Area: N/A **Period of Significance:** N/A
Property Type: N/A **Applicable Criteria:** N/A
Additional Resource Attributes: N/A
(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)
(Continued on Continuation Sheet, page 5.)

***B12. References:**

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"Gordon's Quality Jewelers." Jul. 10, 1964, 7.
"Gude's Barnett Shoes." Dec. 4, 1964, 45.
"Start of Trouble." Feb. 15, 1961, 14.
"Thrifty: Dollar Days." Feb. 2, 1967, 29.
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***B14. Evaluator:** Kara Brunzell
***Date of Evaluation:** 10/2//2023

*B10 (continued from page 2).

Photograph 2: Ontario Plaza Shopping Center, south elevation, camera facing north, April 24, 2023.

Photograph 3: Ontario Plaza Shopping Center, south elevation, camera facing north, April 24, 2023.

Photograph 4: Ontario Plaza Shopping Center, south and east elevations, camera facing northwest, April 24, 2023.

Photograph 5: Ontario Plaza Shopping Center, north elevation, camera facing southwest, April 24, 2023.

Photograph 6: Ontario Plaza Shopping Center, west elevation, camera facing east, April 24, 2023.

Ontario Historic Context

The Gabrielino Native American group inhabited the area before the arrival of Spanish missionaries in the late eighteenth century. In 1839, after Mexico gained independence from Spain, the Mexican government granted the 12,000-acre Rancho de Cucamonga to Tiburcio Tapia. Americans began settling in California in large numbers during the Gold Rush in the 1840s, and California statehood in 1850 accelerated the process statewide. Ontario, California was founded as a township in September 1882 by George and William B. Chaffey, named after their home of Ontario, Canada. The brothers purchased 6,218 acres of land with water rights and set aside 640 acres for the community of Ontario, half of which was deeded to the Chaffey Agricultural College as an endowment. In 1903, Ontario was proclaimed a "Model Irrigation Colony" by an Act of Congress. Ontario had many modern innovations, many of which still show their value today. An impressive 200 feet wide and 8 miles long, Euclid Avenue (on the National Register List of Historic Places) was the stately backbone of the colony. Provisions for an electric railway, water rights for each landowner, a local educational institution, electric lights, one of the first long distance telephone lines, and public access to water and transportation set a new standard for rural communities and irrigation practices and ensured the success of the Model Colony. Climate conditions in Ontario were similar to those in the Mediterranean with dry, hot summers and cool, moist winters. Ontario first developed as an agricultural community, largely devoted to the citrus industry. In addition to oranges, the production of peaches, walnuts, lemons, olives, and grapes were also important to the growth of Ontario and neighboring cities (City of Ontario; Galvin & Associates 2004:7).

Ontario officially incorporated as a city in 1891. Charles Frankish recruited investors and formed the Ontario Land and Improvement Company, which bought the Chaffey brothers' Ontario-area assets in 1886. In 1912, he formed the Frankish Company, which assumed control. Frankish installed electric streetlights in Ontario, established its first bank, and was involved in nearly every aspect of local commerce and planning until his abrupt departure from the area in 1927 (Ontario City Library 2014: 7, 8, 17, 18; Swett 1969:13, 19).

Aviation was introduced to Ontario in 1923 when Waldo Waterman and Archie Mitchell established Latimer Field in the city limits. As more people moved to Ontario, its urban growth forced the aviators eastward until they established an airport at the current location of Ontario International Airport. During World War II, Ontario's airport brought many to the area for its pilot training facilities. It was about this time that the citrus industry that had contributed to Ontario's nascent years of growth started to experience a broad decline. Land values increased as more and more Americans began moving westward and settling in the area after the war. In subsequent years, farmers sold their land to incoming residential developers. The population of Ontario swelled, and by the late 1950s, the city's residential area had expanded south and east. Manufacturing, defense, and dairy industries began to take the place of citrus as the local economic staples drawing in new residents. By the late twentieth century, manufacturing had waned and was replaced by service industries and warehousing. By 2020, the city had expanded to a population of more than 166,000 people living within a 50 square-mile area. The city's economic base is now heavily dependent on industrial and manufacturing, and with three freeways, three major railroads, and Ontario International Airport, the region is rich in transportation resources (City of Ontario; Galvin & Associates 2004:40-41).

Subject Property History

The existing commercial complex, located at 1028-1044 W 4th St was constructed about 1959. The first known owner of the associated parcels was Danelco Development Co. The Danelco Development Co. was started in 1955 by CEO William H. Oldknow and dissolved in 1988 (Bizapedia 2023). John F. Anderson, who lived in Ontario, was Danelco's President and publicly represented its local projects. William Oldknow was the owner of several California drive-in movie theaters; Anderson also had a background in theater management (*Fresno Bee Republican* 1951).Parcel ownership passed to Newdan Inc. at some point between 1957 and 1985 before ownership passed to the current owner, Jafam Corporation in 1985 (San Bernardino County Assessor). Jafam Corp. is a real estate company based in Ontario.

The first Ontario Plaza Center buildings were originally constructed in 1956 along with the adjoining post office and bank (Progress Bulletin 1956). The Laundramatic laundromat was the original business between the bank and post office. In 1957, Bank of America opened at the southwestern corner of the property. Beginning in 1958, Danelco undertook a major expansion of Ontario Plaza, constructing several large adjoining stores on a larger parcel across 4th Street to the south. The extant section of the subject property (which faces 4th Street rather than Mountain Avenue) was constructed about 1959. Commercial space was leased to various vendors who formed the Ontario Plaza Merchants Association (*San Bernardino County Sun* 1961). In the 1960s and 1970s, the space at 1030 W 4th Street was leased as a reading room for Bible study with the First Church of Christ, Scientist on Euclid Avenue in Ontario (*Daily Report* 1970). In 1968, 1040 W 4th Street was Hazel's Fashions clothing store and 1038 W 4th Street was Ontario Beauty Supply (*Upland* News 1968; *Montclair Tribune* 1968). In 1969, 1034 W 4th Street housed Stella's Italian Kitchen (*Montclair Tribune* 1969). In 1975, 1038 W 4th Street housed Complete Office Outfitters (*Montclair Tribune* 1975). In 1986, 1044 W 4th Street was home to the Foot Clinic (*Chino Champion 1986)*. From 1960 through the 1990s, 1058 W Fourth Street was home to the Household Finance Corporation (*South Ontario News* 1991). From 1990 until 2023, Cork and Can Liquor Store occupied 1040 W 4th Street (*Daily Press* 1990). In 2001, Quality Drinking Water was located at 1034 W 4th Street (*Chino Champion* 2001). The stores facing Mountain Avenue were demolished about 2015.

Figure 1: Ontario Plaza with Bank of America, post office left frame c1960 (Chino Champion).

Figure 2: Plaza Center Station and the section of Ontario Plaza that was demolished in 2014, 2009 (David Allen).

Evaluation

The National Register of Historic Places and California Register of Historical Resources require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible. A resource is eligible if (A/1) it is associated with events that have made a significant contribution to the broad patterns of our history; (B/2) it is associated with the lives of persons important in our past; (C/3) it 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 value; or (D/4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]).

Criterion A/1: The Ontario Plaza Shopping Center at 1028-1044 W 4th Street was constructed within the general context of mid-century commercial development in Ontario, however, research has revealed no significant association with important events related to the founding of that municipality, with development of the region, postwar commercial development, or with any other important historic context. It is therefore recommended not eligible for the National Register or the California Register under Criterion A/1.

Criterion B/2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Its owners were ordinary businesspeople who leased the property to commercial businesses. Therefore, it lacks association with the lives of important persons in our history. It is recommended not eligible for the National Register or California Register under Criterion B/2.

Criterion C/3: The building is a simple example of a mid-century commercial property. Research did not reveal an important builder associated with its construction. Although research has not revealed historic photos of the extant section of the building, its details and materials do not match the associated buildings facing Mountain Avenue that were constructed around the same time, and it appears to have been altered outside the historic era. The property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. It is an ordinary commercial building and lacks architectural distinction. For these reasons, it is recommended not eligible for the National Register or California Register under Criterion C/3.

Criterion D/4: The building is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. It is therefore recommended not eligible for the National Register or California Register under Criterion D/4.

The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the National Register or the California Register, and as such does not qualify as a historical resource under the California Environmental Quality Act (CEQA). Thus, BCR Consulting recommends the National Register of Historic Places Status Code "6Z".

APPENDIX C

PROJECT PHOTOGRAPHS

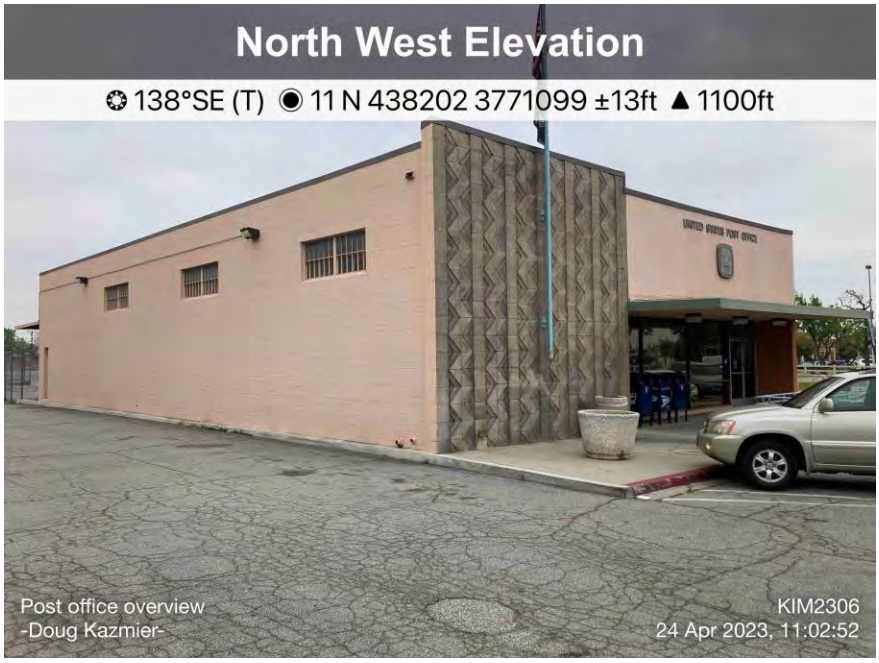


Photo 1: Project Overview

Photo 2: Project Overview

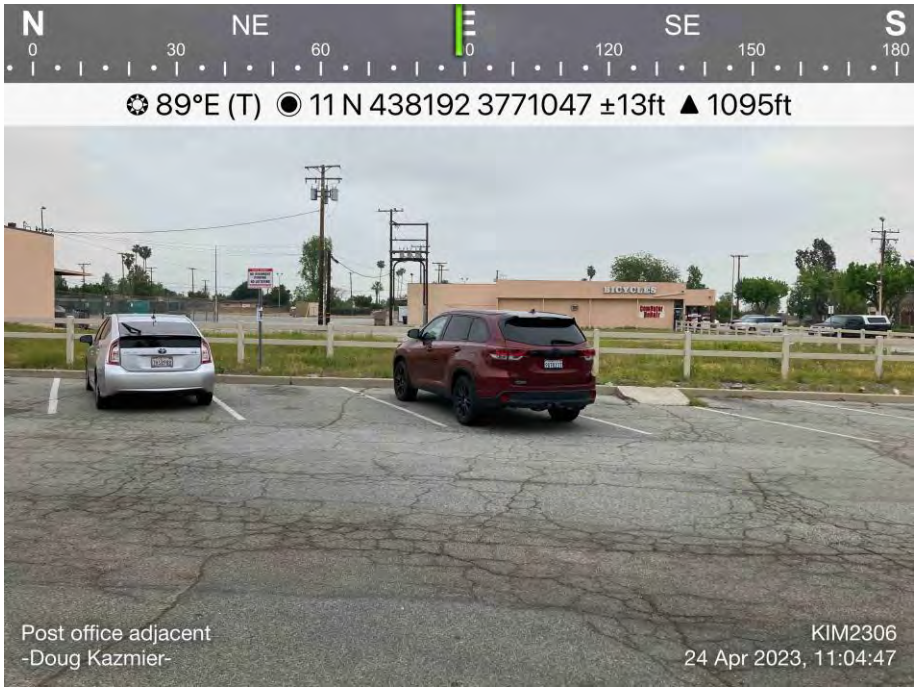


Photo 3: 13813 Euclid Avenue Art Deco Milk Parlor

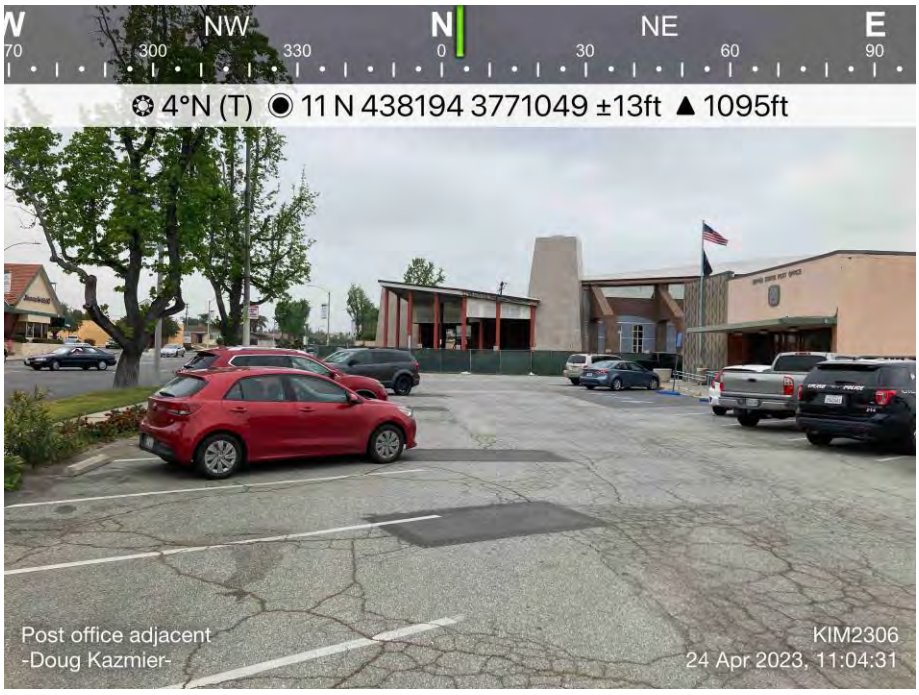


Photo 4: 13813 Euclid Avenue Residence

Photo 5: 7275 Schaefer Avenue

Photo 6: 7275 Schaefer Avenue c1955 (Western) Milk Parlor

APPENDIX D – ENERGY MODELING

Construction Fuel Consumption

On-Site Diesel[1] (off-road construction Equipment)	$MTCO_2e$	Gallons of Fuel[4]	County Fuel in 2024 (Start of Construction)	Percent
Demolition	33	3,222		
Site Preparation/Grading	191	18,837		
Building Construction	640	63,015		
Paving	23	2,236		
Architectural Coating	4	383		
Total	890	87,694	280,907,070	0.0312%

Off-Site Diesel[1] (on-road construction trips)				
Demolition	8	801		
Site Preparation/Grading	63	6,207		
Building Construction	711	70,039		
Paving	0	0		
Architectural Coating	0	0		
Total	782	77,047	280,907,070	0.0274%

Off-Site Gasoline[2]				
Demolition	2	220		
Site Preparation/Grading	10	1,136		
Building Construction	1,302	147,787		
Paving	3	338		
Architectural Coating	29	3,246		
Total	1,346	152,728	846,846,001	0.0180%

Total Diesel Fuel		164,741	280,907,070	0.0586%
Total Gasoline Fuel		152,728	846,846,001	0.0180%
Total Construction Fuel	3,018	317,468		

Construction Phase[3]	Demolition			Site Preparation			Grading/Infrastructure Improvements		
	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)
2024	33	8	2	51	0	2	74	63	5
2025	0	0	0	0	0	0	67	0	3
2026									
Total	**33**	**8**	**2**	**51**	**0**	**2**	**141**	**63**	**8**

Construction Phase[3]	Building Construction			Paving			Architectural Coating		
	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)	On-Site Diesel (Off-Road)	Off-Site Diesel (Hauling/Vendor)	Off-Site Gasoline (Worker)
2024	83	94	173	0	0	0	0	0	0
2025	285	318	583	23	0	3	4	0	29
2026	272	299	546						
Total	**640**	**711**	**1,302**	**23**	**0**	**3**	**4**	**0**	**29**

Notes:

[1] Fuel used for off-road, hauling, and vendor trips assumed to be diesel.

[2] Fuel used for worker trips assumed to be gasoline.

[3] $MTCO_2e$ rates from CalEEMod (3.0 Construction Emissions Details).

[4] For CO2e emissions, see Chapter 13 (page 94); Conversion Ratios: Climate Registry, General Reporting Protocol, 2016.

Construction Water Energy

Daily Soil Disturbance[1]	3.5	acres
Days of Soil Disturbance[2]	241	days
Water Concentration[3]	3,020	gallons/acre
Water Energy Intensity[4]	5,306	kWh/MG
Total Construction Water	2.55	million gallons
Construction Water Energy	13,516	kWh
	0.0135	GWh
San Bernardino County Annual Electricity	16,181	GWh
Percentage Increase	0.00008%	

Notes:

[1] Total daily acres disturbed from offroad equipment per CalEEMod (3.0 Construction Emissions Detail) and maximum SCAQMD LST values for soil-disturbing equipment.

[2] Number of days of construction with soil-disturbing equipment per CalEEMod (5.1 Construction Schedule).

[3] Water application rate per Air and Waste Management Association's Air Pollution Engineering Manual.

[4] Water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32.

Operational Fuel

UNMITIGATED							
Vehicle Type	**Percent**	**Annual VMT[1]**	**MPG[2]**	**Annual Fuel (Gallons)**	**Fuel Type**	**SB County Gallons[3]**	**Percentage Increase**
Passenger Cars	1.00	3,206,728	21.6	148,460	Gas	819,266,023	0.0181%
Light/Medium Trucks	0.77	210,228	17.2	12,223	Diesel	281,589,289	0.0043%
Heavy Trucks/Other	0.23	62,582	6.1	10,259	Diesel	281,589,289	0.0036%
Trucks Total		272,810		22,482		281,589,289	0.0080%
Total		3,479,538					
MITIGATED							
Vehicle Type	**Percent**	**Annual VMT[1]**	**MPG[2]**	**Annual Fuel (Gallons)**	**Fuel Type**	**SB County Gallons[3]**	**Percentage Increase**
Passenger Cars	1.00	3,206,728	21.6	148,460	Gas	819,266,023	0.0181%
Light/Medium Trucks	0.77	210,228	17.2	12,223	Diesel	281,589,289	0.0043%
Heavy Trucks/Other	0.23	62,582	6.1	10,259	Diesel	281,589,289	0.0036%
Trucks Total		272,810		22,482		281,589,289	0.0080%
Total		3,479,538					

Land Use	LDA	LDT1	LDT2	MCY	MDV	LHD1	LHD2	MHD	OBUS	UBUS	SBUS	MH	HHD
Residential/Retail Passenger Cars	54.2090	4.2775	22.5984	2.2741	16.6410	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Residential/Retail Trucks	0.0000	0.0000	0.0000	0.0000	0.0000	36.4371	9.9486	22.4920	0.7791	0.3983	1.3932	5.6119	22.9398

Notes:

[1] Total annual operational VMT based on annual VMT from CalEEMod (5.9 Operational Mobile Sources).

[2] Average fuel economy derived from Department of Transportation.

[3] Total annual county fuel per EMFAC 2021 model of projected operational fuel usage.

Elecricity/Natural Gas Energy

UNMITIGATED			
	Unmitigated Project Annual Energy	San Bernardino County Annual Energy[3]	Percentage Increase
Electricity (kWh/yr)	2,400,126	16,180,811,158	0.0148%
Electricity (GWh/yr)	2.4001	16,181	0.0148%
Natural Gas (kBTU/yr)	4,012,198	56,136,061,700	0.0071%
Natural Gas (therms/yr)	40,122	561,360,617	0.0071%
MITIGATED			
	Mitigated Project Annual Energy	San Bernardino County Annual Energy[3]	Percentage Increase
Electricity (kWh/yr)	2,400,126	16,180,811,158	0.0148%
Electricity (GWh/yr)	2.4001	16,181	0.0148%
Natural Gas (kBTU/yr)	4,012,198	56,136,061,700	0.0071%
Natural Gas (therms/yr)	40,122	561,360,617	0.0071%

Land Use	Electricity[1] (kWh/yr)		Natural Gas[2] (kBTU/yr)	
	Unmitigated	Mitigated	Unmitigated	Mitigated
Residential	1,540,870	1,540,870	3,940,273	3,940,273
Retail	118,686	118,686	71,925	71,925
Parking Structure	740,570	740,570		
Total Energy	**2,400,126**	**2,400,126**	**4,012,198**	**4,012,198**

Notes:

[1] Electricity use per CalEEMod (5.11 Operational Energy Consumption).

[2] Natural Gas use per CalEEMod (5.11 Operational Energy Consumption).

[3] County total energy values from California Energy Commission energy reports available through ecdms.energy.ca.gov. (year 2021)

Operational Water Energy

UNMITIGATED		
Unmitigated Indoor	15.8	million gallons
Indoor Energy Intensity Factor[1]	6,807	kWh/MG
Unmitigated Outdoor	1	million gallons
Outdoor Energy Intensity Factor[2]	5,306	kWh/MG
Operational Water Energy	113,453	kWh
Operational Water Energy	0.1135	GWh
San Bernardino County Annual Electricity	16,181	GWh
Percentage Increase	0.0007%	
MITIGATED		
Mitigated Indoor	15.8	million gallons
Indoor Energy Intensity Factor[1]	6,807	kWh/MG
Mitigated Outdoor	1	million gallons
Outdoor Energy Intensity Factor[2]	5,306	kWh/MG
Operational Water Energy	113,453	kWh
Operational Water Energy	0.1135	GWh
San Bernardino County Annual Electricity	16,181	GWh
Percentage Increase	0.0007%	

Land Use[3]	Unmitigated (gal/year)		Mitigated (gal/year)	
	Indoor	Outdoor	Indoor	Outdoor
Residential	14,880,179	0	14,880,179	0
Retail	903,685	0	903685	0
Landscape	0	1133100	0	1133100
Total Operational Water (MG/year)	**16**	**1**	**16**	**1**

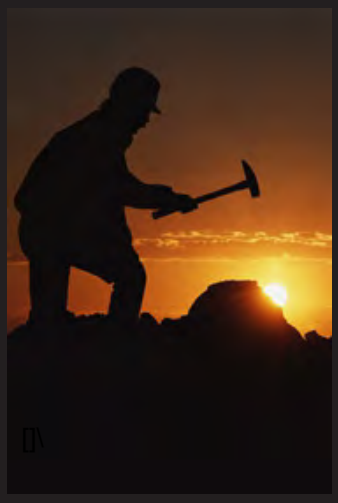
Notes:

[1] Indoor water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32. Factor includes supply, treatment, distribution, a

[2] Outdoor water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32. Factor includes supply, treatment, and distribu

[3] Operational water use values per CalEEMod (5.12 Operational Water and Wastewater Consumption).

APPENDIX E – PHASE I ENVIRONMENTAL SITE ASSESSMENT



GeoKinetics
Geotechnical & Environmental Engineers

Phase I Environmental Site Assessment

Ontario Plaza
1000 – 1060 West Fourth Street &
1118 – 1126 North Mountain Avenue

Ontario, California

Prepared by

GeoKinetics

77 Bunsen
Irvine, CA 92618
Tel 949.502.5353, Fax 949.502.5354

Prepared for

Watermarke Properties

August 3, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT
Ontario Plaza
1000 - 1060 West Fourth Street &
1118 – 1126 North Mountain Avenue
Ontario, California 91762

August 3, 2022

Prepared by:

GeoKinetics
77 Bunsen
Irvine, CA
Tel: 949.502.5353 Fax: 949.502.5354

Kevin Lea, RCE
Senior Engineer

Prepared for:

Mr. Jonny Schneider
Watermarke Properties

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1.0 INTRODUCTION

This report was prepared for Mr. Jonny Schneider (Client) by GeoKinetics, Inc. (GeoKinetics) to present the results of a Phase I Environmental Site Assessment (ESA) for a ±6.19-acre property located in the City of Ontario, San Bernardino County, California. The general location of the property is shown in Figure 1, while a recent aerial photograph illustrating the configuration of the Site is provided as Figure 2. This assessment was performed under the authorization of Mr. Jonny Schneider dated June 28, 2022. Numerous acronyms have been used throughout the text of this report to reduce its length. Definitions for these acronyms are presented in Appendix A.

1.1 Purpose and Scope of Services

This ESA has been performed in substantial conformance with the requirements of the ASTM "Standard on Environmental Site Assessments for Commercial Real Estate" (E 1527-13) unless noted otherwise in this report. The purpose of this assessment was to perform a screening level survey for indications of the potential presence of hazardous and/or toxic materials (otherwise known as "Recognized Environmental Conditions")[1] at the Ontario Plaza Site (Site) with listed addresses of 1000 to 1060 West 4th Street and 1118 to 1126 North Mountain Avenue, Ontario, California 91762 (Figure 1). This report is made pursuant to an inquiry into the prior ownership and uses of the Site; it is consistent with commercial and customary practices appropriate to a commercial purchaser or fee owner of real estate.

The scope of services for the project included the following:

- A reconnaissance survey of the Site and surrounding area to evaluate and collect photographic documentation of existing conditions. Photographs taken at the time of our site reconnaissance are included in Appendix B;

- An evaluation of the historical Site and adjacent area uses through the review of the following information:

  - Selected historic aerial photographs;
  - Interviews with people familiar with the site;
  - Freedom of Information Act Documents;
  - Historical United States Geological Survey (USGS) topographic maps;
  - Geologic maps and reports published by the California Geological Survey;

[1]Recognized environmental conditions (REC's) are defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products on a Site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate environmental agencies.

- Groundwater information published by the California Department of Water Resources and the Chino Basin Watermaster;
- FEMA Flood Insurance Rate Maps;
- US Fish and Wildlife National Wetlands Inventory; and
- Chain of Title or Property Profile (i.e. ownership) Information.

- A review of readily available environmental records from more than approximately 60 federal, state, and local regulatory agencies for the Site and the vicinity (i.e. regulatory database survey), as defined in the ASTM standard;

- Preparation of this report which presents the current findings, conclusions, and recommendations associated with the ESA.

The ESA activities described herein were conducted in accordance with generally accepted standards, practices, and procedures in effect at the time this assessment was conducted, relative to the Innocent Landowner Defense (as defined under the Comprehensive Environmental Response, Compensation and Liability Act [CERCLA] 42 USC Section 9601, et. seq.). Attempts were made to contact individuals for information about the Site and surrounding areas. Relevant information was also obtained from published sources (Referenced in Section 7.0).

1.2 Project Overview

Site Name:	Ontario Plaza
Size:	±6.19 - acres
Owner:	JAFAM Corporation
Location:	1000 to 1060 West 4th Street and 1118 to 1126 North Mountain Avenue
City, State:	Ontario, California 91762

1.3 Planned Transaction and Proposed Site Layout

It is our understanding Watermarke Properties is contemplating the purchase of this Site for mixed use re-development purposes. The specific configuration of the improvements that may be constructed at the Site is not presently available.

2.0 SITE DESCRIPTION

The property is located on the northeast corner of the intersection of 4th Street and Mountain Avenue in the northwestern corner of the City of Ontario, San Bernardino County, California. The listed addresses of the property are 1000 to 1060 West 4th Street and 1118 to 1126 North Mountain Avenue and the Site consists of four contiguous parcels. The general site location is shown in Figure 1, while a recent aerial photograph of the property is provided as Figure 2. As shown in Figure 2, the site is generally

rectangular in shape and currently improved with two buildings. The Site was formerly used for agriculture and more recently, as a retail plaza and post office.

The property is relatively flat with a slight gradient to the southwest. The lowest portion of the property is in the southwestern corner of the Site. The property is located in an area of extensive residential and retail development.

Information regarding the Site was obtained from the Client, interviews with the current owner's representative (Mr. Trevor Fabeck), Site reconnaissance, available publications (Section 7.0), historic aerial photographs (Section 4.0), and environmental agency information (Section 3.0).

2.1 General Site Information

Site Information:

Site:	Four Parcels
Assessor's Numbers:	1008-522-01-0000 to 1008-522-01-0000 and 1008-513-16-0000
Size of Site:	± 6.19-Acres
Current Zoning:	Unlisted
Current Property Usage:	A strip mall, a post office and vacant land
Current Facility Names:	Ontario Plaza & US Post Office
Prior Facility Names:	Ontario Plaza.

2.2 Site Reconnaissance

Site Reconnaissance Information:

Date of Site Visit:	July 26, 2022
Personnel:	Kevin Lea
Escort:	Ms. Diane Montague, Property Manager
Site Manager:	Ms. Diane Montague, Property Manager
Inaccessible Areas:	Interior of post office and the computer repair unit of the Ontario Plaza building.

2.2.1 Site History and Current Use

The subject property is owned by JAFAM Corporation and consists of four parcels currently used as a small strip mall and a post office. Based on previous Phase I Assessments and the current parcel profile reports, previous owners of the Site included George and Jacqueline Jacobs, Newdan Incorporated, Danelco and First Trust Bank. Based on the historical aerial photographs that were reviewed in conjunction with this assessment, the entire Site appears to have been under cultivation (orchard use) by 1938 until at least 1954. By 1959, the site had been cleared of the orchards and the eastern portion on the Ontario Plaza building, and the southern portion of the building at the easternmost parcel was developed. All of the site buildings had been constructed by 1967. The extent of the former and current site buildings is shown on Figure 2. By 2016, the

entire western half of the Ontario Plaza building was demolished, as well as the building on the easternmost parcel. A small strip mall still operates in the central portion of the Site and a US Post Office is currently located in the northwest corner of the Site.

Businesses currently located in the Ontario Plaza building include a computer repair shop, Corks & Cans Liquor, Bumstead's Bicycles, Crystal Ice Drinking Water and B&F Rod, Reel & Fishing Tackle. Former businesses in this building included Video Star Rentals and Fabricare Dry Cleaning. The unit formerly used by Video Star Rentals is now used as storage for the fishing tackle store and the former Fabricare Dry Cleaning and Laundry unit is now also used as storage. No former dry-cleaning equipment or environmental boring locations were visible inside the Fabricare unit due to the amount of material stored there. The interiors of the units can be seen in photograph #'s 73 to 141.

Various businesses have occupied the units of the former and current Ontario Plaza building from at least as early as 1960. These business included, Poly Clean Center (later Fabricare Dry Cleaning), a shoe repair shop, a rod and reel shop, a Christian science reading room, a Kirby vacuum service center, a printing shop, a tv repair shop, a stationers, a bicycle shop, a liquor store, a real estate office, a dance studio, a drinking water store, a foot doctor, a travel bureau, a pharmacy, a barber shop, a laundromat, a meat store, a Mexican restaurant, a realty office, a hair stylist, a finance office, C&R clothiers and a video store.

Former businesses in the easternmost building included Mail Plus, Marble Plus, a construction company, a garage door company, Faith Community Church of Inland Empire, several locksmith businesses and a beauty salon. Individual residents / phone numbers were listed in the easternmost building from 1972 to 2017 in the EDR City Directory (discussed in detail in Section 4.5).

The US Post Office is listed at its current location from at least as early as 1970 and is still in operation. A scale is located to the rear of the building for weighing parcels / freight.

As indicated earlier, historical dry-cleaning operations have been performed on Site. The easternmost unit in the Ontario Plaza Building (1026 West 4th Street) was occupied by a business called "Poly Clean Center" from as early as 1964. The business operated as a dry-cleaning facility until at least 2017 under the name Fabricare Dry Cleaners. Ontario Plaza Laundromatic & Dry Cleaners is listed in 1960 as operating in a unit adjacent to the post office and is shown to have operated on Site under that and other names until at least 2009. In recent years, Fabricare Dry Cleaner was reported to have used the Ontario Plaza Laundromatic & Dry Cleaner for garment intake and distribution. Finally, Pats Cleaners is listed at the address of 1038 W. 4th Street (one of the center units) in 1970. No evidence of the dry-cleaning operations was observed during our Site visit

since the businesses no longer exist. According to a November 22, 2004 Shaw Phase I Investigation site walk, "Two 55-gallon drums of dry-cleaning fluid sludge were stored adjacent to Fabricare's dry cleaning machine and one 15-gallon drum and one 55-gallon drum of what appears to be dry cleaning fluid also exists within the boiler room (located in the northeast corner of the Fabricare Dry Cleaner tenant space)." Details of the dry-cleaning investigations and Site remediation are provided in Section 2.2.2 of this report. Some of the well boxes and boring locations from the Site operations can be seen in photograph #'s 44, 45, 64, 65, 183, 184, 185, 186, 192, 193 & 200.

Three storm drain grates / inlets are located on Site. The locations of the drain inlets are shown on Figure 2 and can be seen in photographs 64, 65, 171, 217 & 218.

Ten power poles currently exist on Site, four of which are equipped with transformers. All of the transformers observed appeared to be in good condition and free from obvious staining or leakage. The locations of the power poles and transformers are shown on Figure 2 and can be seen in photograph #'s 15, 16, 23 to 26, 29, 30, 32, 33, 69 to 72, 143 to 147, 160 to 162 & 168 to 170.

A summary of general conditions that were observed at the site during our recent inspection is provided in Table 1. The approximate locations of the primary features discussed above are identified in Figure 2, while photographs taken at the time of the recent Site reconnaissance are presented in Appendix B.

2.2.2 Previous Site Investigations

Due to the former dry-cleaning operations, most notably at 1026 W. 4th Street (Fabricare Dry Cleaning), several phases of subsurface investigations and remedial actions have been performed / completed under the Department of Toxic Substances (DTSC's) Voluntary Clean-up (VCP) program. Shaw Environmental conducted soil gas investigations on site in 2005 and 2008. The highest Tetrachloroethene (PCE) soil gas detection was 2,700 ug/l in the vicinity of the Fabricare site at a depth of 30 feet bgs. Bureau Veritas performed additional soil and soil gas testing on Site in 2007 and 2008. The maximum PCE soil detection was 0.055 mg/kg, with a soil detection of 0.016 mg/kg at 71' bgs, while the maximum soil gas detection was 2,300 ug/l at 20 feet bgs. In 2009, Ramboll Environ conducted another soil gas investigation with a maximum soil gas detection of 2,290 ug/l. Ramboll Environ listed the likely source areas as the Fabricare cleaner unit, the sewer line north of the Fabricare unit and a dumpster area north of the cleaner. Ramboll Environ installed two groundwater wells in 2009 which were screened from 474 to 493 feet bgs. Soil samples collected during the installation of the two wells had PCE detections as deep as 230 feet bgs, with a maximum soil detection of 0.271 mg/kg at 90 feet bgs. Perched zone groundwater grab

samples were collected during well installation at 287, 330, 471 and 493 feet bgs. PCE was detected in two of the grab samples at 33.2 ug/l in the 287-foot perched sample and at 2.49 ug/l in the 497-foot perched grab sample. Indoor air sampling was also performed by Ramboll Environ in 2009 in the Ontario Plaza building. PCE was detected in all 15 commercial units with concentrations ranging from 11 ug/m^3 (Video Star unit) to 5,500 ug/m^3 (Fabricare unit) in March of 2009. These numbers dropped significantly during a re-testing in May of 2009. In 2010 Ramboll Environ installed a Soil Vapor Extraction (SVE) system on Site to remediate the PCE in soil and soil gas under DTSC oversight. The system operated from March 4, 2011 to June 5, 2012, with approximately 758 pounds of total VOCs removed. In 2012 and 2013, Ramboll Environ installed additional soil gas probes, collected additional indoor air samples and prepared a Human Health Risk Assessment (HHRA). All but one of the PCE soil gas detections were below the Residential Risk-Based Target Concentration (RBTC). Indoor air sampling indicated elevated levels within the Laundromat, Fabricare and the rod and reel shop. A mushroom fan was installed within the Fabricare unit and indoor air detections were found to be significantly reduced. Per Ramboll, the elevated levels inside the Plaza Laundromat unit were found to be from off-gassing from dry-cleaned clothing taken to the unit from the Fabricare unit. At this point, JAFAM terminated Fabricare's usage of the Laundromat. In their HHRA, Ramboll indicated that PCE exceeded its residential RBTC from vapor at 14 of 18 locations on Site. Per these findings, Ramboll Environ recommended that the western portion of the Site be designated for commercial redevelopment. They also recommended an additional four semi-annual soil gas confirmation sampling events. This confirmation sampling was performed in 2013 and 2014. PCE concentrations in soil gas were noted to be stable, or decreasing over the four sampling events except at a few locations where the detections were already below the RBTC levels. Groundwater sampling was performed in June of 2015 with a maximum PCE detection of 4.01 ug/l at 498.57' bgs.

Based on their findings, Ramboll Environ requested a deed-restricted "No Further Action" (NFA) designation for Area B (essentially the area of the Ontario Plaza Building) with a commercial / industrial land use restriction and an unrestricted "no further action" designation for Area A (the remainder of the site).

The current owner recorded a land use covenant for the Site on December 13, 2017 with restrictions for area B. The DTSC issued an NFA letter on December 15, 2018. The NFA limits the site usage / development as discussed above.

2.2.3 Interviews with Persons Familiar with the Site

Mr. Trevor Fabeck identified himself as the current owner's (JAFAM) representative. He was interviewed in conjunction with this ESA and provided the following information:

- Mr. Fabeck has worked with JAFAM in this position from 2016 to 2019 and then was recently re-hired last month.
- He worked on site during the tail end of the Site clean-up work.
- The post office building is approximately the same age as the Ontario Plaza building,
- Some of the Site buildings were demolished for a proposed Walgreen's store. The Walgreen's development deal subsequently fell through.
- An NPDES permit exists for site run-off and is still open.
- He did not know of the 1970 listing at 1038 West 4th street for Pat's Cleaners that was listed in a historical directory.
- He indicated that JAFAM has owned the site since 1954.
- Edison has an easement across the Site.
- No water wells exist on Site
- No USTs or ASTs have ever been located on Site.
- Other than the dry-cleaning issues (PCE), no hazardous materials were used on Site.
- Trash is hauled away semi-weekly from the site.
- Drums were formerly located / used on Site to store spoils from the soil gas and water well installation / remediation work.
- Other than the PCE issue, no other environmental problems or permitting issues are known.
- He did not know of any PCB's being used or located on Site.
- He did not know of any septic systems on Site.
- He has no knowledge of any PCB-containing hydraulic equipment or transformers on the property and was not aware of any environmental hazards currently or historically at the Site other than the PCE issues from dry cleaning.

Information regarding the above referenced contacts is provided in Table 2.

2.3 General Site Environmental Conditions

2.3.1 Underground Storage Tanks / Above-Ground Storage Tanks

Mr. Fabeck indicated that he had no knowledge of any Underground Storage Tanks (USTs) or Above Ground Storage Tanks (ASTs) ever existing on Site. No records have been received to date indicating that USTs or ASTs have ever existed on Site and reviews of the RWQCB's Geotracker and the DTSC's Envirostor online databases indicate that no records are available for the Site regarding UST or AST usage.

2.3.2 *Hazardous Materials/Hazardous Waste*

Mr. Fabeck indicated that he had no knowledge of any hazardous materials or hazardous waste ever being used or stored at the Site other than the PCE issues discussed previously. As discussed earlier, drums were stored on Site as part of the Site clean-up effort. No obvious stained soil or stained concrete areas were observed on Site.

2.3.3 *Asbestos*

Asbestos is a generic term for a group of naturally occurring fibrous minerals that were utilized routinely in many building materials until 1978. These building materials included acoustic ceiling tiles, duct insulation, vinyl floor tiles, floor tile mastic, plaster, stucco, drywall joint compounds, roofing mastic, and other materials. Under certain circumstances, tiny fibers from these materials can break off, become airborne, and enter the body through inhalation and/or ingestion. There are numerous potential health effects associated with exposure to excessive amounts of asbestos fibers. As a result, Asbestos Containing Materials (ACMs) that are friable and contain more than 1% asbestos fibers by weight are regulated. These materials must be identified and removed by a licensed contractor prior to initiating any project (e.g. re-modeling or demolition) that would result in the disturbance of ACMs. The Ontario Plaza and the Post Office site buildings appear to have been constructed prior to 1978 based upon personal interviews, review of historic topographic maps, and aerial photographs. Accordingly, an evaluation of ACM's should be conducted in the building prior to the demolition of that structure.

2.3.4 *Lead Based Paint*

Paints with relatively high concentrations of lead were used in many structures prior to 1987. In 1987, the Department of Consumer Affairs established a standard that limited the lead content in residential paints to 0.06% or 600 ppm. Paints with lead contents in excess of 0.5% or 5,000 ppm are typically classified as Lead Based Paints (LBP) by the Environmental Protection Agency (EPA) and the Housing and Urban Development Department (HUD). Lead is a developmental and neurological toxin that can cause a number of adverse health effects. Children are particularly susceptible to lead exposure due to their rapidly developing nervous system and their tendency to absorb more lead through the ingestion of paint, dust, and/or soil through normal hand to mouth activity. If maintained in good condition, LBPs are generally not hazardous. However, if LBPs begin to flake and deteriorate, the paint particles and associated dust may be hazardous. The Ontario Plaza building was observed to be painted at the time of our recent Site reconnaissance. The Ontario Plaza and the Post Office buildings were constructed prior to 1987. Accordingly, screening for the presence of

lead-based paints should be conducted prior to demolition of any structures at the Site.

2.3.5 Solid Waste Disposal

According to Mr. Fabeck, domestic waste / refuse is removed bi-weekly by the City of Ontario.

2.3.6 PCBs/Fluorescent Lights

Ten power poles were observed on Site, four of which included pole-mounted transformers. A total of ten (10) transformers were observed on site and all appeared to be in good condition and free from obvious staining or leakage.

Fluorescent light fixtures (which may contain PCBs) were observed to be present within the units on Site. Mr. Fabeck indicated that transformers or hydraulic equipment containing PCBs were not used or stored at the Site during his tenure.

2.3.7 Radon Gas

The Department of Health Services (DHS) in conjunction with the United States Environmental Protection Agency (EPA) has conducted a California State Radon Survey. The California survey is a part of an on-going program by the EPA to measure levels of radon in all states in the country to identify areas with the potential for elevated indoor radon levels. In this report, California was organized into nine sampling regions using general geology, climate, and existing radon distribution knowledge. The EPA later weighted the geographically distributed results for population distribution. The subject Site is located in Region 9, which includes Los Angeles, Riverside, San Bernardino, Orange, Imperial, and San Diego Counties. The results of the survey indicate that 100 percent of all the sites tested in this region have radon concentrations below 4 pico curies per liter of air (pCi/L). The average radon levels for San Bernardino County (2) are shown in the following table:

Area	Average Activity
Living Area – 1st Floor	0.300 pCi/L
Living Area – 2nd Floor	Not Reported
Basement	Not Reported

The average activity reported above for San Bernardino County (2) is well below the EPA action limit of 4 pCi/L. However, these levels are general for this region and do not reflect actual radon levels that might be detected in any onsite or proposed structures.

2.3.8 Vapor Migration (Soil Gas)

ASTM E 1527-13 requires that potential Site vapor migration (soil gas) issues be addressed in addition to soil and groundwater issues. Many contaminants partition into adsorbed (soil), liquid, and vapor phases. Volatile substances tend to off-gas from either groundwater and / or soil into the unsaturated pore space in soils. As such, testing of soil gas may be necessary to fully investigate the nature and extent of any suspected volatile contaminants.

Based on a review of site records / history, former dry-cleaning operations were performed on site. Subsequent investigations have indicated that soil, soil gas and groundwater PCE contamination have existed on Site. This was discussed in detail in Section 2.2.2.

2.4 Adjacent and Nearby Properties

North A newly constructed church and single-family residences exist just north of the Site. Based on a review of historical aerial photographs and topographic maps, the properties north of the Site were previously used for agriculture / orchards until at least 1954.

East Single-family residences exist just east of the Site. Based on a review of historical aerial photographs and topographic maps, the properties east of the Site were previously used for agriculture / orchards until at least 1954.

South Fourth Street exists just south of the Site. The property just south of Fourth Street is being used as a large strip mall. Based on a review of historical aerial photographs and topographic maps, the property south of Fourth Street was previously used for agriculture / orchards until at least 1954.

West Mountain Avenue exists just west of the Site. The property just west of Mountain Avenue is being used as a small strip mall. Jasmine's Cleaners is located within this mall. Based on a review of historical aerial photographs and topographic maps, the property west of Mountain Avenue was previously used for agriculture / orchards until at least 1954.

2.4.1 General Regional Site Use

The regional property use within the vicinity of the Site is generally commercial and low density residential. The Site is located approximately 0.6 miles south of Interstate 10 and approximately 2.6 miles southeast of the Ontario International Airport.

2.5 Physical Setting

Topography: Relatively flat with a surface gradient of ~2.0% descending to the southwest.

Elevation: 1087 to 1102 feet above MSL.

2.5.1 Surficial Soil

The Site is located in an area that consists generally of a gently sloping alluvial plain. The surficial soils in the area generally consist of coarse-grained soils consisting of sands, sands with fines, and silty sand, although some clay exists in the area. Available Soil Conservation Service documentation regarding the soil type and characteristics is provided in Appendix C. The average surface elevation of the Site is approximately 1095 feet above mean sea level (MSL - USGS, 1981). Significant physiographic features in the vicinity of the Site are shown in Figure 3.

2.5.2 Surface Water

Existing and historic surface water, on or near the Site was evaluated by a review of available publications from the Federal Emergency Management Agency (FEMA), the United States Geological Survey (USGS), and the Chino Basin Watermaster. Historic aerial photographs and topographic maps were reviewed in this regard as well. Existing conditions were documented during our recent Site reconnaissance. The 8th Street basin and the associated West Cucamonga Channel are located approximately 2.0 miles northeast of the Site, while the San Antonio Channel is located approximately 2.0 miles west of the Site. The EDR site map (Appendix C) indicates that the Site lies approximately 1,500 feet west of a 500-year flood zone. The northern margin of the Prado Flood Control Basin is located approximately 8.0 miles to the south of the Site.

2.5.3 Regional Geology

The coastal area of southern California includes parts of the Coast Ranges, the Transverse Ranges, and the Peninsular Ranges Geomorphic Provinces. The subject Site lies within the Peninsular Ranges Geomorphic Province (Morton, 1995). The Peninsular Ranges consist of an 800-mile long northwest to southeast trending mountain range that extends along the entire Baja Peninsula and 130-miles into California, where they merge into the Los Angeles Basin. The Peninsular Ranges Geomorphic Province in southern California is characterized by a parallel series of northwest to southeast trending fault valleys and intervening mountain ranges. The project area is situated within the Chino Basin that lies between the Chino Hills to the southwest, the San Gabriel and San Bernardino Mountains to the north, the Jurupa Hills to the east, and the La Sierra Hills to the south. The Cucamonga Fault is located approximately 4.5 miles north of the Site while the Chino / Central Avenue Fault Zone is located approximately 5.5 miles southwest of the Site. This Chino fault is a north to northwest trending reverse fault that dips steeply towards the southwest. The Chino / Central Avenue Fault Zone acts as a groundwater barrier along the western margin of the Chino Basin.

2.5.4 *Local Geology*

The Site is located at the center of the USGS Ontario 7.5-minute Quadrangle in the north central portion of the Chino Basin. The sediments within the Chino Basin in the vicinity of the subject property generally consist of relatively recent (Holocene) alluvial and fluvial deposits associated with the ancestral Cucamonga Creek and Santa Ana River. These deposits are believed to overlie a relatively thick sequence of older (Pleistocene) alluvial fan deposits. Sedimentary bedrock assigned to the Miocene-age Puente Formation is believed to be present at a depth of approximately 500 to 1,000 feet bgs. In the nearby Chino Hills, this deposit consists of interbedded sequences of marine sandstone and siltstone (Morton, 1995). The younger alluvial deposits are estimated to have a total thickness of approximately 50 to 100 feet. In the vicinity of the subject property the sequence typically consists predominantly of fine silty sands with scattered gravel interbedded with layers of silty clay. The older underlying alluvial deposits are generally comprised of well-indurated, reddish brown silty, gravelly sands with interbedded silt and clay. The Puente Formation rocks are underlain by older (middle Miocene to Cretaceous age) sedimentary rocks. Granitic basement rocks are believed to underlie the sedimentary sequence at a depth of approximately 5,000 feet bgs.

2.5.5 *Groundwater Conditions*

The Site lies within the Chino Groundwater Basin. The reported groundwater elevation at the Site is approximately 625 feet above MSL (Wildermuth, 2005); this corresponds to a depth of approximately 470 feet below the ground surface. This approximate depth was confirmed by the groundwater investigation performed by Ramboll Environ in 2015. Contours depicting the groundwater elevation reported by the Chino Basin Water Master in the vicinity of the Site are shown in Figure 4, the general direction of groundwater flow is towards the southwest. It should be noted that zones of perched groundwater might be present above the surface of the regional groundwater table that is represented in Figure 4. The Chino Groundwater Basin consists of approximately 225 square miles of the Upper Santa Ana River Watershed. The basin is a relatively flat alluvial valley that lies at the intersection of the Transverse and Peninsular Ranges. The valley slopes from the north to the south at elevations ranging from approximately 2,000 feet near the foothills in the north, to about 500 feet at Prado Dam in the south. Alluvium in the basin can be more than 1,100 feet in thickness, and averages about 500 feet in thickness. This basin forms one of the largest groundwater reservoirs in southern California.

3.0 ENVIRONMENTAL AGENCY INFORMATION

A search of environmental records was conducted as part of this ESA, and requests for

information consistent with the Freedom of Information Act (FOIA) were submitted to a number of local regulatory agencies. The results of the database review are provided in Appendix C and summarized in Sections 3.1 and 3.2 below.

3.1 Current Environmental Agency Database Records

3.1.1 Site Agency Database Records

The Site was listed in thirteen (13) of the environmental databases that were reviewed in conjunction with this ESA. The following paragraphs provide a brief explanation of the database listings and the nature of the associated databases:

ENVIROSTOR: The DTSC ENVIROSTOR database identifies sites that have known contamination, or sites for which there may be reasons to investigate further. The Ontario Plaza Site is listed in this database and an active voluntary clean-up site as of October of 2020 for dry cleaning usage with PCE confirmed contamination of soil and soil vapor. Additional information on this listing is provided in Appendix C of this report.

VCP: The DTSC VCP database contains a list of low-level properties with confirmed or un-confirmed releases where project proponents have requested DTSC oversight. The Ontario Plaza site is listed in this database with a date of October 2020 in regard to the ENVIROSTOR listing noted above. No additional information is provided regarding this listing.

DEED: The DTSC DEED database contains a list of sites with deed / land-use restrictions. Per the VCP, the Ontario Plaza Site is listed as having deed / land-use restrictions. No additional information is provided regarding this listing.

NPDES: The NPDES database provides a listing of NPDES permits, including stormwater. The Ontario Plaza site is listed in the NPDES database as active, effective in 2014. This listing is for construction and is likely in reference to the control of surface runoff due to the removal of the some of the site buildings. No other information is provided for this listing in this database.

CIWQS: The California Integrated Water Quality System (CIWQS) database tracks information about places / sites of environmental interest by the RWQCB. The regulatory measure is listed as “storm water construction”. No additional information is provided regarding this listing.

CERS: This CalEPA database combines information about environmentally regulated sites and facilities into a single database. Several violations are listed in the database regarding storm water management, most notably, "failure to submit reports". Additional information about this listing is provided in Appendix C of this report.

FINDS: The Facility Index System / Facility Registry System contains both facility information and 'pointers' to other sources that contain more detail. The Ontario Plaza site is listed in FINDS due to the storm water construction issues listed above. No additional information is provided regarding this listing.

ECHO: The ECHO database provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. The Ontario Plaza Site is listed in this database. No other additional information is provided.

EDR Hist Cleaner: The EDR Hist Cleaner database provides lists of potential dry cleaner sites available in selected collections of business directories. Rohmund Enterprises is listed in the database as performing dry cleaning operations at 1026 W. Fourth St from 1969 to 1995. No other additional information is provided.

RCRA-NonGen / NLR: RCRA information is the 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 RCRA. Transporters are individuals or entities that move hazardous wastes 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. Non-Gen / NLR's do not presently generate waste. Fabricare Center at 1026 W. Fourth St. is listed in the RCRA-Non-Gen / NLR database. The site is listed as "not a generator", and no violations were listed. No other information is provided in this database.

DRYCLEANERS: The DRYCLEANERS database lists drycleaner facilities that have EPA ID numbers. Fabricare Center at 1026 W. Fourth Street is listed in the database as having dry cleaning equipment in 1982 using PCE. It is also listed in 1987 to 2020 as being a dry-cleaning facility. No additional information is provided regarding this listing.

EMI: The EMI database provides Emission Inventory Data of toxics and criteria pollutants collected by the ARB and local air pollution agencies.

The Fabricare business is listed in the EMI database as emitting between 1 and 3 tons of organic hydrocarbon gases, one site between 1987 and 1995. No other information is provided for this site in this database.

San Bern. Co. Permit: The San Bernardino County Permit database provides a listing of permits from San Bernardino County. Fabricare Center is listed as having permits in 2021 for "Hazardous Materials 1-3 Chemicals" and as a "Conditionally Exempt Small Quantity Generator". Casa Jimenez Mexican Restaurant is listed as having permits in 2010 as a "Bulk CO2 at Retail Food Facility". No other information is provided in the San Bern. Co. Permit databases for the two sites.

No other details for the Site are provided. The results of the database review are provided in Appendix C.

3.1.2 Surrounding Site Agency Database Records

Twenty-four (24) surrounding properties were listed within the specified search distances in eighteen (18) separate environmental databases that were reviewed in conjunction with this ESA. Some of the properties are listed in more than one database. The following paragraphs provide a brief explanation of the database listings and the nature of the associated database:

RCRA-SQG: RCRA information is the 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 RCRA. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month. Three sites are listed in this database within the specified search distance. Additional information on these sites is provided in Appendix C of this report.

RCRA-VSQG: RCRA information is the 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 RCRA. Very small quantity generators generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous per month. One site is listed in this database within the specified search distance. Additional information on this site is provided in Appendix C of this report.

ENVIROSTOR: The DTSC ENVIROSTOR database identifies sites that have known contamination, or sites for which there may be reasons to investigate further. Two sites are listed in this database within the specified search distance. One site, Mountain Square Cleaners, is a dry-cleaning site under voluntary clean-up with noted PCE contamination in soil and soil vapor. The other site is a school site with noted pesticide contamination. Additional information on the sites is provided in Appendix C of this report.

LUST: The Leaking Underground Storage Tank Information System, which is maintained by the Regional Water Quality Control Board (RWQCB), records incidences of leaking underground storage tanks (USTs). Six sites are listed in this database within the specified search distances of the subject Site. The closest LUST site is approximately 150 feet southwest of the Site just across the 4th Street and Mountain Avenue intersection. All six cases are listed as affecting soil only, and all are listed as closed. Additional information on these sites is provided in Appendix C of this report.

UST: The Underground Storage Tank database contains sites with registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database. One site is listed in this database within the specified search distances of the subject Site. The listed site is not noted as having a leaking UST in the past. No other information on this site is provided in the UST database. Information on this site is provided in Appendix C of this report.

CERS HAZ WASTE: The CERS HAZ WASTE database lists sites falling under hazardous chemical management by the Cal EPA. Seven surrounding sites are listed in this database within the specified search distances of the subject Site. Additional information on these sites is provided in Appendix C of this report.

SWEEPS UST: The SWEEPS UST database is for statewide environmental evaluation and planning and identifies properties with USTs. It was maintained by the SRWCB in the early 1990's and is no longer maintained. A total of three sites are listed in this database within the specified search distance of the subject Site. Only one of the sites was listed as having a Leaking Underground Storage Tank (LUST) in the past. No other information is provided in this database.

HIST UST: The HIST UST database contains a historical listing of UST sites. Three sites are listed in this database within the specified search distance. Two of the sites are listed as having a Leaking Underground Storage Tank (LUST) in the past. Additional information on these sites is provided in Appendix C of this report.

CERS TANKS: The CERS TANKS database lists sites falling under aboveground and underground storage tank regulatory programs by the Cal EPA. One (1) surrounding site is listed in this database within the specified search distances of the subject Site. The site is listed as having an underground ground storage tank and as having a leaking UST in the past. No additional information is provided in this database.

CA FID UST: The Facility Inventory Database contains a historical listing of active and inactive UST locations from the State Water Resources Control Board. A total of three sites are listed in this database within the specified search distance of the subject Site. Two of the sites are listed as having a Leaking Underground Storage Tank (LUST) in the past. Additional information on these sites is provided in Appendix C of this report.

RCRA-NonGen / NLR: RCRA information is the 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 RCRA. Transporters are individuals or entities that move hazardous wastes 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. Non-Gen / NLR's do not presently generate waste. Ten (10) surrounding sites are listed on the RCRA-Non-Gen / NLR databases within the specified search distance of the subject Site. One site, Jasmine Cleaners, is a drycleaner located just west of the Site across Mountain Avenue. No violations were listed at the site and no other information is provided in this database.

CORTESE: The CORTESE database sites are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS) and the DTSC. Six sites are listed in this database within the specified search distance due to LUST cases. Additional information on these sites is provided in Appendix C of this report.

DRYCLEANERS: The DRYCLEANERS database lists drycleaner facilities that have EPA ID numbers. One site, Jasmine's Cleaners is listed in the database within the specified search distance. The site is just

west and across Mountain Avenue from the subject Site and is listed as having dry cleaning equipment using PCE. It is also listed from 1987 to 2020 as being a dry-cleaning facility. The site is not listed on either the Geotracker or Envirostor websites and no significant violations were noted in the records for this site. Additional information on this site is provided in Appendix C of this report.

HIST CORTESE: The HIST CORTESE database sites are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS) and the DTSC. This listing is no longer updated. Five sites are listed in this database within the specified search distance due to LUST cases. Additional information on these sites is provided in Appendix C of this report.

San Bern. Co. Permit: The San Bernardino County Permit database provides a listing of permits from San Bernardino County. Ten (10) surrounding site names were listed as having San Bernardino County Permits within the specified search distances of the subject Site. Additional information on these sites is provided in Appendix C of this report.

NOTIFY 65: The NOTIFY 65 database identifies Proposition 65 incidents reported to counties by the State Water Resources Control Board and RWQCB. The database is no longer updated. Three surrounding sites are listed in this database within the specified search distances of the subject Site. Information on these sites is provided in Appendix C of this report.

EDR Hist Auto: The EDR Hist Auto database provides lists of potential gas station / filling station site sites available in selected collections of business directories. Two sites are located within the specified search distances of the subject Site and have been included in other previously listed databases. No other additional information is provided.

EDR Hist Cleaner: The EDR Hist Cleaner database provides lists of potential dry cleaner sits available in selected collections of business directories. One site, Jasmine Cleaners, is listed in the database within the specified search distances of the subject Site. The site was discussed in an earlier database write-up. No other additional information is provided.

No other details for the surrounding sites are provided. The results of the database review are provided in Appendix C.

3.2 Summary of Freedom of Information Act Documents

A request for documents related to environmental issues at the Site was made under the Freedom of Information Act (FOIA) for the site addresses (1000 to 1060 West 4th Street and 1118 to 1126 North Mountain Avenue. FOIA request letters were sent to the Santa Ana Regional Water Quality Control Board (RWQCB) in Riverside, California; The San Bernardino County Fire Department (SBCFD); The South Coast Air Quality Management District (AQMD), The San Bernardino County Department of Public Health (SBCDPH), the Department of Toxic Substances (DTSC) and the City of Ontario. GeoKinetics received responses from the City of Ontario and the SBCDPH stating that they maintain files for the Site. Copies of some of those files were subsequently obtained for review in conjunction with this ESA. No responses have been received to date from the SBCFD or AQMD. When and if records are obtained and environmentally relevant information is uncovered after the published date of this report, an addendum will be prepared summarizing the changes as necessary. Table 3 presents a list of persons and agencies that were contacted under the Freedom of Information Act.

The RWQCB and DTSC have indicated that records are available on-line at Geotracker or Envirostor, respectively. As such, in addition to the above listed search, a review of the RWQCB's Geotracker and the DTSC's Envirostor online databases was performed. The Site is not listed in the Geotracker database. One surrounding site, Mobil, #18-543, located southwest of the Site, is listed as a LUST cleanup site (and was discussed in Section 3.1.2 in this report). The case is listed as affecting soil only, and listed as closed in 1987. The Envirostor database indicates that the Ontario Plaza Site has entered into a voluntary clean-up agreement with the State DTSC. Twenty-nine (29) documents related to this work are provided in the Envirostor database. No sites in the surrounding area are listed in the Envirostor database.

3.2.1 Summary of City of Ontario Records

Documents pertaining to the Site were obtained from the City of Ontario. The City of Ontario documents included permits for electrical, plumbing, lighting, roofing, remodeling and signage work, as well as miscellaneous business licenses. No violations were noted in any of the records. No other documents or information were provided and no environmentally significant documents were reviewed.

3.2.2 Summary of San Bernardino County Environmental Health

Documents pertaining to the Site were obtained from the San Bernardino County Department of Environmental Health. The SBCDPH documents all consisted of well installation permits and subsequent abandonment permits dating from 2009 to 2017. No other documents or information were provided.

4.0 HISTORIC REFERENCES

Several historic references were reviewed to gain additional information regarding the Site history. These references included aerial photographs, USGS topographic maps, and chain-of-title documentation. These references are discussed below:

4.1 Aerial Photograph Review

Aerial photographs for the Site and surrounding area were obtained from Environmental Data Resources, Milford, Connecticut. Aerial photographs were reviewed for the years 1938, 1946, 1949, 1953, 1959, 1964, 1966, 1975, 1985, 1990, 1994, 2002, 2006, 2009, 2012 and 2016. Review of the aerial photographs was used to corroborate the information presented in the Site Description portion of this report. A list of the reviewed aerial photographs and the associated scale is presented in Section 7.0. The aerial photographs that were reviewed in conjunction with this ESA are shown on Figure 5. The following represents a summary of the key features noted in each of the photographs:

1938: The subject property appears to be under cultivation. Orchard trees cover the entire Site. No buildings are shown on Site. Fourth Street and Mountain Avenue, as well as most of the surrounding cross streets, exist at their present locations. The surrounding properties appear to be under cultivation, most likely orchards.

1946: The Site and surrounding areas appear relatively unchanged from the previous photograph.

1949: The Site and surrounding areas appear relatively unchanged from the previous photograph.

1953: The Site appears relatively unchanged from the previous photograph. Residential properties now exist southeast of the Site. The remainder of the surrounding areas are still covered by orchard crops.

1959: The Site area has been cleared of the orchard and the western half of the Ontario Plaza building and western half of the easternmost building now exist on Site. The surrounding properties are now almost completely used for residential and commercial usage. A church appears to be located north of the Site and the property south of the Site, across Fourth Street, now contains a large strip mall.

1964: The Ontario Plaza and easternmost building(s) are now fully constructed. More residential and commercial properties exist in the surrounding areas, including the strip mall west of Mountain Avenue.

1966: The Site and surrounding areas appear relatively unchanged from the previous photograph.

1975: The Site and surrounding areas appear relatively unchanged from the previous photograph.

1985: The Site and surrounding areas appear relatively unchanged from the previous photograph.

1990: The Site and surroundings appear relatively unchanged from the previous photograph.

1994: The Site and surroundings appear relatively unchanged from the previous photograph.

2002: The Site appears relatively unchanged from the previous photograph. The strip mall south of the Site, across Fourth Street, has been completely re-configured. The remainder of the surrounding areas appear relatively unchanged from the previous photograph.

2006: The Site appears relatively unchanged from the previous photograph. The church property, north of the Site, has been cleared of all buildings. The remainder of the surrounding areas appear relatively unchanged from the previous photograph.

2009: The Site and surroundings appear relatively unchanged from the previous photograph.

2012: The Site and surroundings appear relatively unchanged from the previous photograph.

2016: The western half of the Ontario Plaza building and the entire easternmost building is now gone. The Church property, north of the Site, now has a newly constructed building. The remainder of the surroundings appear relatively unchanged from the previous photograph.

The information obtained from our review of the aerial photographs described above generally appears to corroborate the Site history information obtained from the interviews and FOIA documents.

4.2 Historic Topographic Maps

Historic topographic maps prepared by the USGS for the years 1897, 1900, 1903, 1933, 1942, 1944, 1954, 1954, 1967, 1973, 1976, 1981, 2012, 2015 and 2018 of the Cucamonga and Ontario Quadrangles, depicting the Site and surrounding area, were obtained and reviewed in conjunction with this ESA. These maps were used to corroborate the information presented in the Site Description portion of this

report. A list of the reviewed topographic maps and the associated scale are presented in Section 7.0. Figures 6 through 19 depict the Site location on the historic topographic maps. The following presents a summary of the key features noted in each of these maps:

- *1897, 1900, 1903:* The Site is shown as undeveloped land. Mountain Avenue and Fourth Street are shown at the current locations. Most of the existing cross streets and the City of Ontario are shown to exist at the current locations. The Topeka & Santa Fe and Southern / Union Pacific railroad lines are shown north and south of the Site, respectively.

- *1933:* The Site and surrounding areas are areas appear unchanged from the previous map.

- *1942:* The Site and surrounding areas are areas appear unchanged from the previous map.

- *1944:* The Site is shown as being used for orchard cultivation and one structure is shown in the southwest corner of the Site. Many of the surrounding properties are now being used for agriculture, most notably, for orchards.

- *1954:* The Site is shown as still being used for orchard cultivation. The structure in the southwest corner of the Site is no longer shown. The surrounding areas appear unchanged from the previous map. Interstate 10 is shown to be under construction in this map.

- *1967:* The Ontario Plaza building(s) and easternmost building are now located on Site. The church building just north of the Site is also shown on this map. Most of the surrounding areas are now shown to be developed (residential and commercial), rather than used for orchard cultivation.

- *1973:* The Site and surrounding areas appear unchanged from the previous map.

- *1976:* Although the Site buildings are not shown on this map, the Site and surrounding areas appear unchanged from the previous map.

- *1981:* The Site buildings are now shown similarly to the 1973 map, and the Site and surrounding areas appear unchanged from the previous map.

- *2012:* Buildings are not shown on this map. The street configuration is similar to that shown on previous maps.

- *2015:* The Site and surrounding areas appear unchanged from the previous map.

- *2018:* A post office is now shown as being located on the northwestern corner of the Site. The remainder of the Site and surrounding areas appear unchanged from the previous map.

4.3 Property Ownership

Property profile information was reviewed in conjunction with part of this ESA. The available County records indicate the property is owned by JAFAM Corporation.

4.4 Sanborn Fire Insurance Maps

A search was performed in conjunction with this ESA and it was determined that there is no Sanborn Map coverage for the Site.

4.5 City Directories

A search was conducted by EDR for City Directory Abstracts for business directories including city, cross reference and telephone directories. City Directory coverage was available for the Site and surrounding areas from 1956 to 2017. The following presents a summary of the key features noted in each of these listings:

Site – 1000 to 1024 West Fourth Street: Businesses were listed as being located at this building from 1970 to 2017 and include Mail Plus, Marble Plus, a construction company, a garage door company, Faith Community Church of Inland Empire, 24-7 Locksmith and a beauty salon. Individual residents / phone numbers were listed for the site from 1972 to 2017. No environmental issues were noted in the listings / businesses reviewed.

Site – 1026 West Fourth Street: Poly Clean Center is listed in 1964 and 1970 while Fabricare Center is listed from 1975 to 2017 in the easternmost unit of Ontario Plaza. The Site is under a voluntary clean-up due to PCE releases from this unit.

Site - 1028 to 1060 West Fourth Street: Various businesses are listed in the other units of Ontario Plaza from 1960 to 2017 and include a shoe repair shop, a rod and reel shop, a Christian science reading room, a Kirby vacuum service center, a printing shop, a tv repair shop, a stationers, a bicycle shop, a liquor store, a real estate office, a dance studio, a drinking water store, a foot doctor, a travel bureau, a pharmacy, a barber shop, a meat store, a Mexican restaurant, a realty office, a hair stylist, a finance office, C&R clothiers, and a video store. The address at 1038 W. 4th Street is listed as Pats Cleaners in 1970. Other than the dry-cleaning listing, no other environmental issues were noted in the listings / business reviewed.

Site – 1118 North Mountain Avenue: Ontario Plaza Laundramatic & Dry Cleaners is listed in 1960 and shown to operate at that location under that, and other names until 2009. The site is under a voluntary clean-up due to dry cleaning releases on Site, although no issues were shown to be directly related to this unit.

Site – 1126 North Mountain Avenue: The US Post Office is listed at this address from 1970 to 2017. No environmental issues were noted in the listings / businesses reviewed.

Off-Site Address: 1129 North Mountain Avenue: Jasmine Cleaners is listed at this address from 1994 to 2017. The business is located directly across the street from the subject Site. The site is not listed in the Geotracker or Envirostor databases.

Off-Site Address: 1055 North Mountain Avenue: The service station diagonally across the intersection of Fourth and Mountain is listed at this address from 1964 to 2014. The site is listed in the Geotracker database for having a leaking underground storage tank.

4.6 Data Gaps and Data Failures

The Standard Practice for Environmental Site Assessments (ASTM E 1527-13) stipulates that the use of the property in question should be identified at no more than five-year intervals beginning in 1940. As described above, aerial photographs of the subject property were not reviewed at five-year intervals beginning in 1940. Supplemental information regarding past Site usage was obtained through interviews with Site owners / operators and through the review of historic topographic maps. However, the potential for a data gap remains with respect to the five-year identification interval described above. We understand the retrieval / review of chain of title records and associated easements, restrictions, and related information is being performed by the user and has specifically been excluded from this assessment. This should be considered a data gap with respect to the ASTM protocol.

5.0 FINDINGS & CONCLUSIONS

We have made the following primary observations regarding the past use and condition of the property, as well as the presence of any recognized environmental conditions:

- Due to former dry-cleaning operations, the site was investigated and subsequently remediated for Tetrachloroethene (PCE) contamination in soil, soil gas and groundwater under DTSC oversight. The DTSC issued a deed-restricted (commercial / industrial land use restriction) No Further Action letter for portions of the site with an unrestricted "no further action" designation for the remainder of the site. All future site development must follow the guidelines in the Land Use Covenant, the deed restriction, and the No Further Action letter.

- The Site was utilized for agricultural purposes between the early 1900's to at least 1954. As a result of the past agricultural uses, the potential exists for the presence of organic and inorganic pesticides within the surficial soils. Consideration should be given to the collection and analysis of soil samples to screen for the presence of these compounds.

- The Ontario Plaza and Post Office buildings may contain ACMs, LBP, or other regulated materials based upon the apparent ages of the structures. Accordingly, these materials should be screened for prior to any demolition activities. If they are found to be present, special handling and disposal procedures may be required.

- Ten power poles currently exist on site and four of the power poles are equipped with transformers. All of the electrical equipment / transformers observed appeared to be in good condition and free from obvious staining or leakage. If leaking transformers / equipment are found during any future Site work, and are found to contain PCBs, special handling and disposal procedures may be required.

- Fluorescent light fixtures (which may contain PCBs) may be present within the Ontario Plaza and Post Office buildings. Mr. Fabeck indicated that transformers or hydraulic equipment containing PCBs were not used or stored at the Site since they have operated on Site. An evaluation of the fluorescent light fixtures for the presence of ballasts (which may contain PCBs) should be conducted prior to demolition of any structures at the Site. If the light ballasts are found to contain PCBs, special handling and disposal procedures may be required.

No other recognized environmental conditions were identified by our investigation. Except as noted above, appropriate inquiry has been made into the previous ownership and uses of the Site consistent with good commercial and customary practice.

6.0 QUALIFICATIONS & LIMITATIONS

We have performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 for the subject property. Any exceptions to, or deletions from, this practice are described in Section 4.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except as is identified above. We have completed the research and observations for this project with the degree of skill and care ordinarily exercised by Engineers and Geologists practicing in this and similar localities. No other warranty, expressed or implied, is given regarding the conclusions or professional opinions given in this report. The scope of this report is limited to the matters expressly covered. This report is prepared for the sole benefit of Watermarke Properties and may not be relied upon by any other person or entity without the written authorization of GeoKinetics. In preparing this report, we have relied on information derived from secondary sources. Except as set forth in this report, we have made no independent investigation as to the accuracy of the information derived from secondary sources, and have assumed that such information is accurate and complete. More extensive studies may be performed to reduce any inherent uncertainties. All observations, findings, and conclusions stated in this report are based upon facts and circumstances as they existed at the time the associated investigation was performed. A change in any fact or circumstance upon which this report is based may necessitate re-evaluation and/or modification of the findings and conclusions presented in this report. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. The completion of a Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

{END}

7.0 REFERENCES

Reports and Publications

1. ASTM E-1527-13 Standard Practices For Environmental Assessments: Phase I Environmental Assessment Process.

2. California Division of Mines and Geology (CDMG), 1976, "Geologic Hazards in Southwestern San Bernardino County, California," Special Report 113.

3. California Department of Water Resources, "Groundwater Bulletin 118", 2004.

4. Chino Basin Watermaster, "Chino Basin Groundwater Report," June, 2002.

5. Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe, 1979, Classification of Wetlands and Deepwater Habitats of the United States, U.S. Fish and Wildlife Service. 103 pp.

6. Federal Emergency Management Agency, 1999, "Flood Insurance Rate Map."

7. Los Angeles County Department of Public Works, Hydraulic/Water Conservation Division, 1993. Hydrologic Report.

8. Morton, Douglas M. and Gray, C.H. Jr, Geologic Map of the Corona North 7.5' Quadrangle, Riverside and San Bernardino Counties, California, Version 1.0, USGS, 1995.

9. Norris and Webb, 1990, "Geology of California."

10. South Coast Geological Society, 1978. "Geologic Guidebook to the Santa Ana River Basin, Southern California, Field Trip."

11. State of California, The Resources Agency, Department of Water Resources, Southern District, Central Basin Watermaster Service.

12. United States Geological Survey (USGS), 1994, "Geologic Age and Rock Stratigraphy Unit Source: P.G. Schruben, Geology of the Conterminous U.S.," USGS Digital Map Series DDS-11.

13. Yerkes, others, 1965. "Geology of the Los Angeles Basin, California – An Introduction." USGS Professional Paper 420-A.

Aerial Photographs

GeoKinetics reviewed the following photographs from Environmental Data Resources, Inc., Milford, Connecticut:

- 1938
- 1946
- 1949
- 1953
- 1959
- 1964
- 1966
- 1975
- 1985
- 1990
- 1994
- 2002
- 2006
- 2009
- 2012
- 2016

Maps

USGS, 1897, Cucamonga Quadrangle, 15-minute series (topographic) scale 1: 62,500.
USGS, 1900, Cucamonga Quadrangle, 15-minute series (topographic) scale 1: 62,500.
USGS, 1903, Cucamonga Quadrangle, 15-minute series (topographic) scale 1:62,500.
USGS, 1933, Ontario Quadrangle, 7.5-minute series (topographic) scale 1:31,680.
USGS, 1942, Ontario & Vicinity Quads, 7.5-minute series (topographic) scale 1:31,680.
USGS, 1944, Cucamonga Quadrangle, 15-minute series (topo) scale 1:50,000.
USGS, 1954, Ontario Quadrangle, 7.5-min. series(topo) scale 1:24,000.
USGS, 1967, Ontario Quadrangle, 7.5-min. series (topo) 1:24,000.
USGS, 1973, Ontario Quadrangle, 7.5-min. series (topo) scale 1:24,000.
USGS, 1976, Ontario Quadrangle, 15-minute series (topo) scale 1:50,000.
USGS, 1981, Ontario Quadrangle, 7.5-min. series (topo) scale 1:24,000.
USGS, 2012, Ontario Quadrangle, 7.5-min. series (topo) scale 1:24,000.
USGS, 2015, Ontario Quadrangle, 7.5-min. series (topo) scale 1:24,000.
USGS, 2018, Ontario Quadrangle, 7.5-min. series (topo) scale 1:24,000.

Databases

Environmental Data Resources, Inc., “The EDR Radius Map with GeoCheck”, 1028 4th Street, Ontario, California 91762” dated June 29, 2022.

TABLES

Table 1 Summary of General Site Observations

Table 2 Records of Communication

Table 3 Freedom of Information Act, List of Persons and Agencies Contacted

Table 4 Summary of Identified Agency Listings

TABLE 1
Summary of General Site Observations

Issue	ASTM Section	Observed/Present (Y/N)?	Section for Additional Information
Potable Water Supply	8.4.1	Y	2.2.1
Municipal Sewer System	8.4.1	Y	2.2.1
Equipment Containing PCBs	8.4.2	N	2.2.1
Storage Tanks (UST/AST)	8.4.2	N	2.2.1
Drums	8.4.2	N	2.2.1
Odors	8.4.2	N	2.2.1
Pools of Liquids	8.4.2	N	2.2.1
Drains/Sumps	8.4.3	Y	2.2.1
Stained Soil, Pavement, Floors	8.4.3	N	2.2.1
Monitoring Wells	8.4.4	N	2.2.1
Water Supply Wells	8.4.4	N	2.2.1
Abandoned Wells	8.4.4	Y	2.2.1
Septic System	8.4.1	N	2.2.1
Stormwater Storage Area	8.4.4	N	2.2.1
Wastewater Treatment/Storage	8.4.4	N	2.2.1
Improper Waste/ Debris Disposal	8.4.4	N	2.2.1
Fill Material	8.4.4	N	2.2.1
Stressed Vegetation	8.4.4	N	2.2.1

TABLE 2
Record of Communication

Contact Name	Agency/Affiliation	Phone Number	Response/Section
Trevor Fabeck	JAFAM Corporation	(909) 938-1048	2.2.3

TABLE 3
Freedom of Information Act
List of Persons and Agencies Contacted

Agency/Affiliation	Contact Name	Records Available Y or N	Refer to Report Section
Regional Water Quality Control Board	Aziz Dyer	Online	3.2
City of Ontario	-	Y	3.2
Department of Toxic Substances Control	Natasha Dipietro	Online	3.2
South Coast Air Quality Mgmt District	Colleen Paine	P	3.2
San Bernadino County Fire Department	Stephanie L. King	P	3.2
San Bernadino County	Raul Robles	Y	3.2

TABLE 4
Summary of Identified Agency Listings

Database	Target Property	Search Distance	<1/8 Mi.	1/8-1/4 Mi.	1/4-1/2 Mi.	1/2-1 Mi.	>1 Mi.	Total
Standard Environmental Records – Federal								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL Liens		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FEDERAL FACILITY		0.500	0	0	0	NR	NR	0
SEMS		0.500	0	0	0	NR	NR	0
SEMS-ARCHIVE		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA-TSDF		0.500	0	0	0	NR	NR	0
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	3	0	NR	NR	NR	3
RCRA-VSQG		0.250	0	1	NR	NR	NR	1
LUCIS		0.500	0	0	0	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
ERNS		0.001	0	NR	NR	NR	NR	0
Standard Environmental Records – State & Tribal								
RESPONSE		1.000	0	0	0	0	NR	0
ENVIROSTOR	1	1.000	0	0	0	2	NR	3
SWF/LF		0.500	0	0	0	NR	NR	0
LUST		0.500	2	2	8	NR	NR	12
INDIAN LUST		0.500	0	0	0	NR	NR	0
CPS-SLIC		0.500	0	0	0	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
UST		0.250	0	2	NR	NR	NR	2
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
VCP	1	0.500	0	0	0	NR	NR	1
Standard Environmental Records – Local								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
US BROWNFIELDS		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		0.001	0	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
HIS OPEN DUMPS		0.500	0	0	0	NR	NR	0
US HIST CDL		0.001	0	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
CDL		0.001	0	NR	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CERS HAZ WASTE		0.250	5	2	NR	NR	NR	7
US CDL		TP	0	NR	NR	NR	NR	0
PFAS		0.500	0	0	0	NR	NR	0
AQUEOUS FOAM		TP	NR	NR	NR	NR	NR	0
SWEEPS UST		0.250	1	2	NR	NR	NR	3
HIST UST		0.250	3	2	NR	NR	NR	5
CERS TANKS		0.250	0	1	NR	NR	NR	1

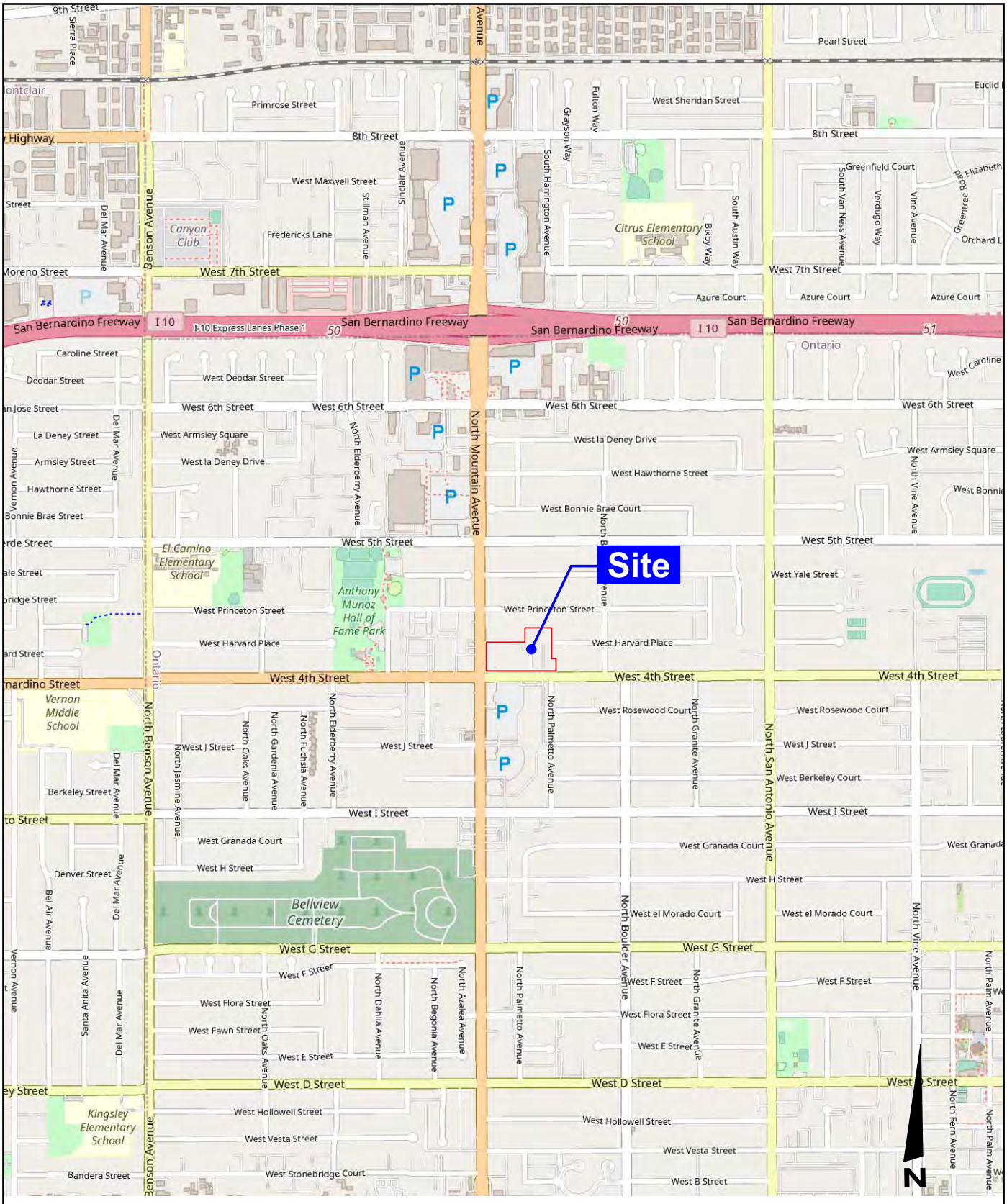
Database	Target Property	Search Distance	<1/8 Mi.	1/8-1/4 Mi.	1/4-1/2 Mi.	1/2-1 Mi.	>1 Mi.	Total
CA FID UST		0.250	1	2	NR	NR	NR	3
LIENS		TP	0	NR	NR	NR	NR	0
LIENS 2		TP	0	NR	NR	NR	NR	0
DEED	1	0.500	0	0	0	NR	NR	1
HMIRS		TP	0	NR	NR	NR	NR	0
CHMIRS		TP	0	NR	NR	NR	NR	0
LDS		TP	0	NR	NR	NR	NR	0
MCS		TP	0	NR	NR	NR	NR	0
SPILLS 90		TP	0	NR	NR	NR	NR	0
Supplemental Records								
RCRA-Non Gen		0.250	7	6	NR	NR	NR	13
FUDS		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
US FIN ASSUR		0.001	0	NR	NR	NR	NR	0
EPA WATCH LIST		0.001	0	NR	NR	NR	NR	0
2020 COR ACTION		0.250	0	0	NR	NR	NR	0
TSCA		0.001	0	NR	NR	NR	NR	0
TRIS		0.001	0	NR	NR	NR	NR	0
SSTS		0.001	0	NR	NR	NR	NR	0
ROD		1.000	0	0	0	0	NR	0
RMP		0.001	0	NR	NR	NR	NR	0
RAATS		0.001	0	NR	NR	NR	NR	0
PRP		0.001	0	NR	NR	NR	NR	0
PADS		0.001	0	NR	NR	NR	NR	0
ICIS		0.001	0	NR	NR	NR	NR	0
FTTS		0.001	0	NR	NR	NR	NR	0
MLTS		0.001	0	NR	NR	NR	NR	0
COAL ASH DOE		0.001	0	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		0.001	0	NR	NR	NR	NR	0
RADINFO		0.001	0	NR	NR	NR	NR	0
HIST FTTS		0.001	0	NR	NR	NR	NR	0
DOT OPS		0.001	0	NR	NR	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
FUSRAP		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
LEAD SMELTERS		0.001	0	NR	NR	NR	NR	0
US AIRS		0.001	0	NR	NR	NR	NR	0
US MINES		0.250	0	0	NR	NR	NR	0
ABANDONED MINES		0.250	0	0	NR	NR	NR	0
FINDS		0.001	1	NR	NR	NR	NR	1
DOCKET HWC		0.001	0	NR	NR	NR	NR	0
UXO		1.000	0	0	0	0	NR	0
ECHO		0.001	1	NR	NR	NR	NR	1
FUELS PROGRAM		0.250	0	0	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
Cortese		0.500	1	1	5	NR	NR	7
CUPA Listings		0.250	0	0	NR	NR	NR	0
DRYCLEANERS		0.250	6	0	NR	NR	NR	6
EMI		0.001	0	NR	NR	NR	NR	0
ENF		0.001	0	NR	NR	NR	NR	0
Financial Assurance		0.001	0	NR	NR	NR	NR	0
HAZNET		0.001	0	NR	NR	NR	NR	0
ICE		0.001	0	NR	NR	NR	NR	0
HIST CORTESE		0.500	1	1	3	NR	NR	5

Database	Target Property	Search Distance	<1/8 Mi.	1/8-1/4 Mi.	1/4-1/2 Mi.	1/2-1 Mi.	>1 Mi.	Total
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
NPDES		0.001	1	NR	NR	NR	NR	1
San Bern. Co. Permit		0.250	9	4	NR	NR	NR	13
PEST LIC		0.001	0	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	1	2	0	NR	3
UIC		0.001	0	NR	NR	NR	NR	0
UIC GEO		0.001	0	NR	NR	NR	NR	0
WASTEWATER PITS		0.500	0	0	0	NR	NR	0
WDS		0.001	0	NR	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
MILITARY PRIV SITES		0.001	0	NR	NR	NR	NR	0
PROJECT		0.001	0	NR	NR	NR	NR	0
WDR		0.001	0	NR	NR	NR	NR	0
CIWQS		0.001	1	NR	NR	NR	NR	1
CERS		0.001	1	NR	NR	NR	NR	1
NON-CASE INFO		0.001	0	NR	NR	NR	NR	0
OTHER OIL GAS		0.001	0	NR	NR	NR	NR	0
PROD WATER PONDS		0.001	0	NR	NR	NR	NR	0
SAMPLING POINT		0.001	0	NR	NR	NR	NR	0
WELL STIM PROJ		0.001	0	NR	NR	NR	NR	0
MINES MRDS		0.001	0	NR	NR	NR	NR	0
HWTS		TP	NR	NR	NR	NR	NR	0
RGA LF		0.001	0	NR	NR	NR	NR	0
RGA LUST		0.001	0	NR	NR	NR	NR	0
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.125	2	NR	NR	NR	NR	2
EDR Historical Cleaners		0.125	2	NR	NR	NR	NR	2

TP = Target Property NR = Not Requested at this Search Distance

FIGURES

Figure 1	Site Location
Figure 2	Recent Aerial Photograph with Site Features
Figure 3	Chino Basin Physiographic Features
Figure 4	Chino Basin Groundwater Map
Figure 5	Historical Aerial Photographs
Figure 6	2018 USGS Topographic Map
Figure 7	2015 USGS Topographic Map
Figure 8	2012 USGS Topographic Map
Figure 9	1981 USGS Topographic Map
Figure 10	1976 USGS Topographic Map
Figure 11	1973 USGS Topographic Map
Figure 12	1967 USGS Topographic Map
Figure 13	1954 USGS Topographic Map
Figure 14	1944 USGS Topographic Map
Figure 15	1942 USGS Topographic Map
Figure 16	1933 USGS Topographic Map
Figure 17	1903 USGS Topographic Map
Figure 18	1900 USGS Topographic Map
Figure 19	1897 USGS Topographic Map



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Site Location Map

Project Name: Ontario Plaza - 1208 West Fourth Street

Date: July 2022

Figure 1

Legend

- Approximate Site Boundary
- Power Pole with Indicated Number of Transformer(s) (1)
- Storm Drain Grate / Inplet

N

0 60 120 Feet

Approximate Scale

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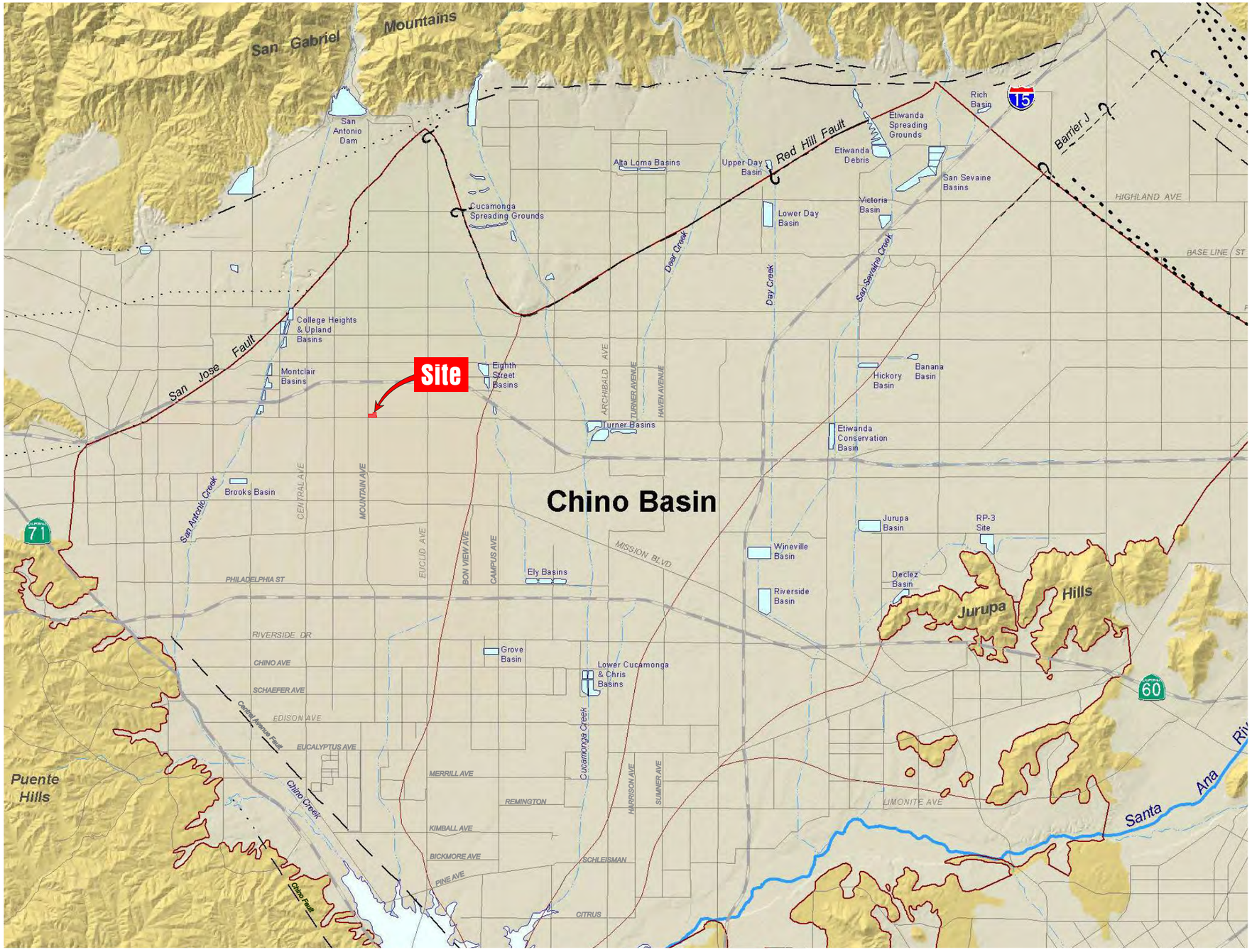
Date: July 2022

Recent Aerial Photograph of Site

Figure 2

1006



Explanation

Chino Groundwater Basin and Management Zones

Unconsolidated Sediments

Consolidated Bedrock

Flood Control and Conservation Basins

Fault

Solid where known; Dashed where approximate;
Dotted where concealed; queried where uncertain;
Large dots where probable and barrier to groundwater flow

N

0 2.0 4.0 mi

Approximate Scale

Reference: Chino Basin Watermaster, "Chino Basin Groundwater Report," 2002

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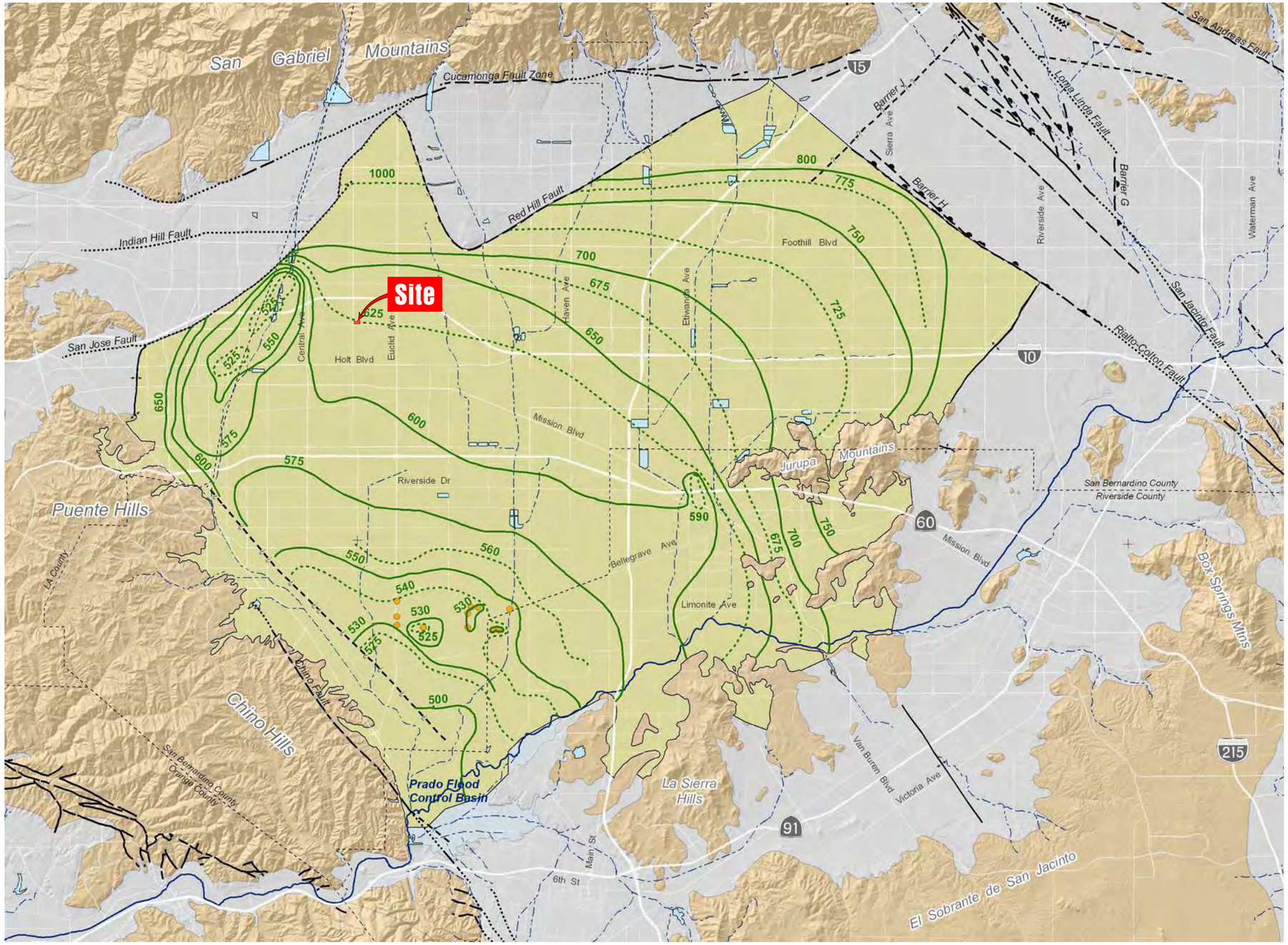
Chino Basin Physiographic Features

Figure 3



Main Features

800
775
Groundwater Elevation Contours
(feet above mean sea-level)

Chino-I Desalter Well

Chino Basin Hydrologic Boundary

Geology

Water-Bearing Sediments

Quaternary Alluvium

Consolidated Bedrock

Undifferentiated Pre-Tertiary to Early Pleistocene Igneous, Metamorphic, and Sedimentary Rocks

Faults & Groundwater Divides

Location Certain
Location Approximate
Location Concealed
Location Uncertain
Groundwater Divide

N

0 1 2 3 4 Miles
0 2 4 6 KM

Note: Map originally produced by Wildermuth Environmental, Inc. Dated June 27, 2005

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Riverside Physiographic Features with Groundwater Elevation Contours

Figure 4

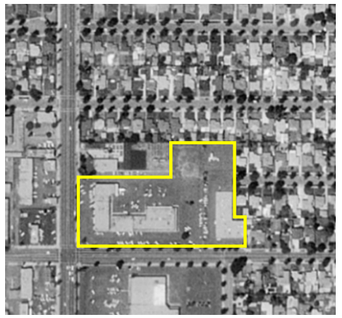
2016

2012

2009

2006

2002

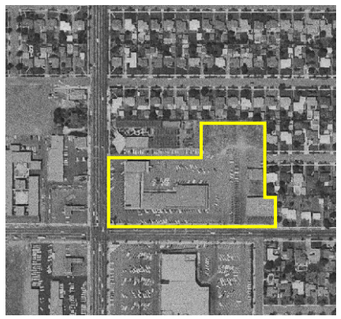


1994

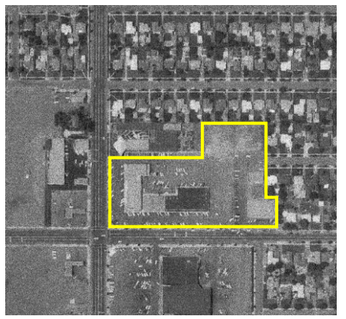
1990

1985

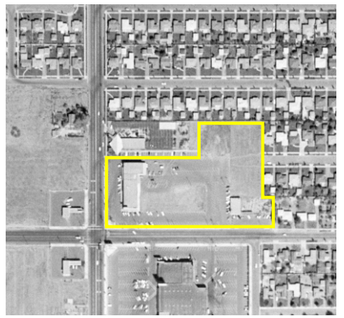
1975



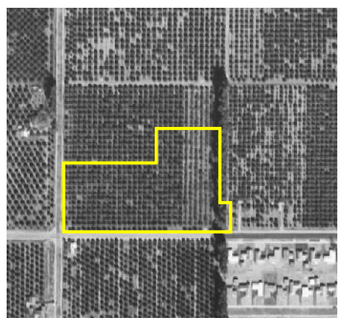
1966



1964

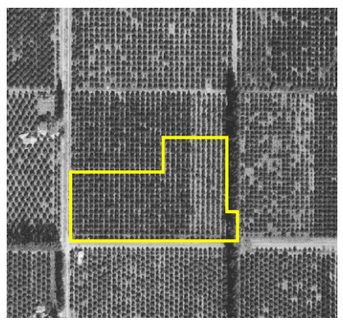


1959

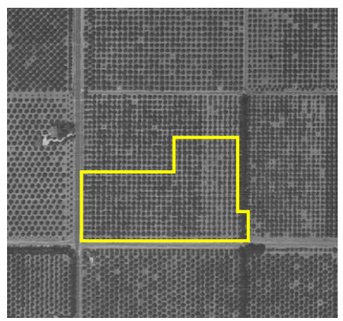


1953

1949



1946



1938

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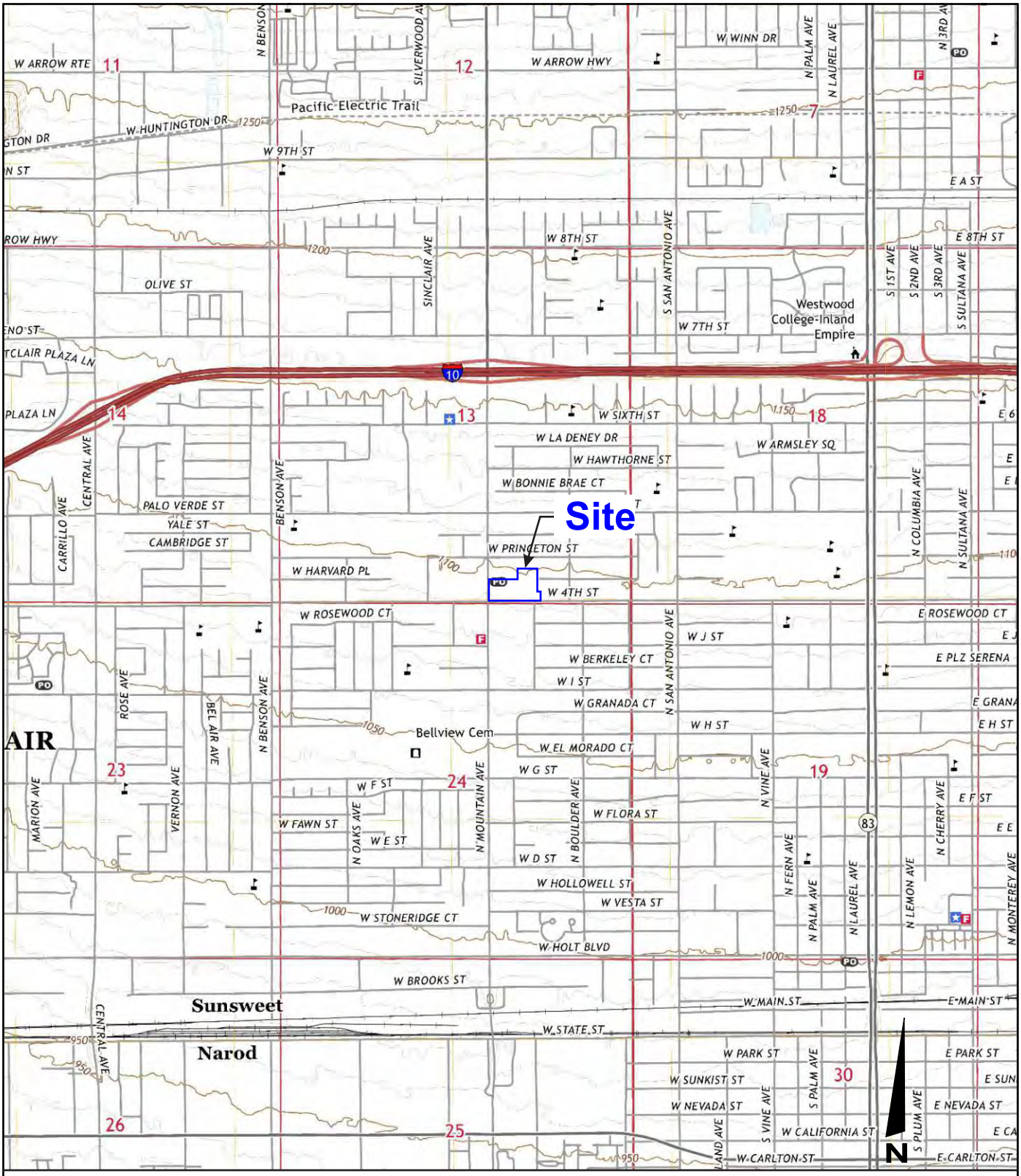
Date: July 2022

Historical
Aerial Photographs

Figure 5

1009



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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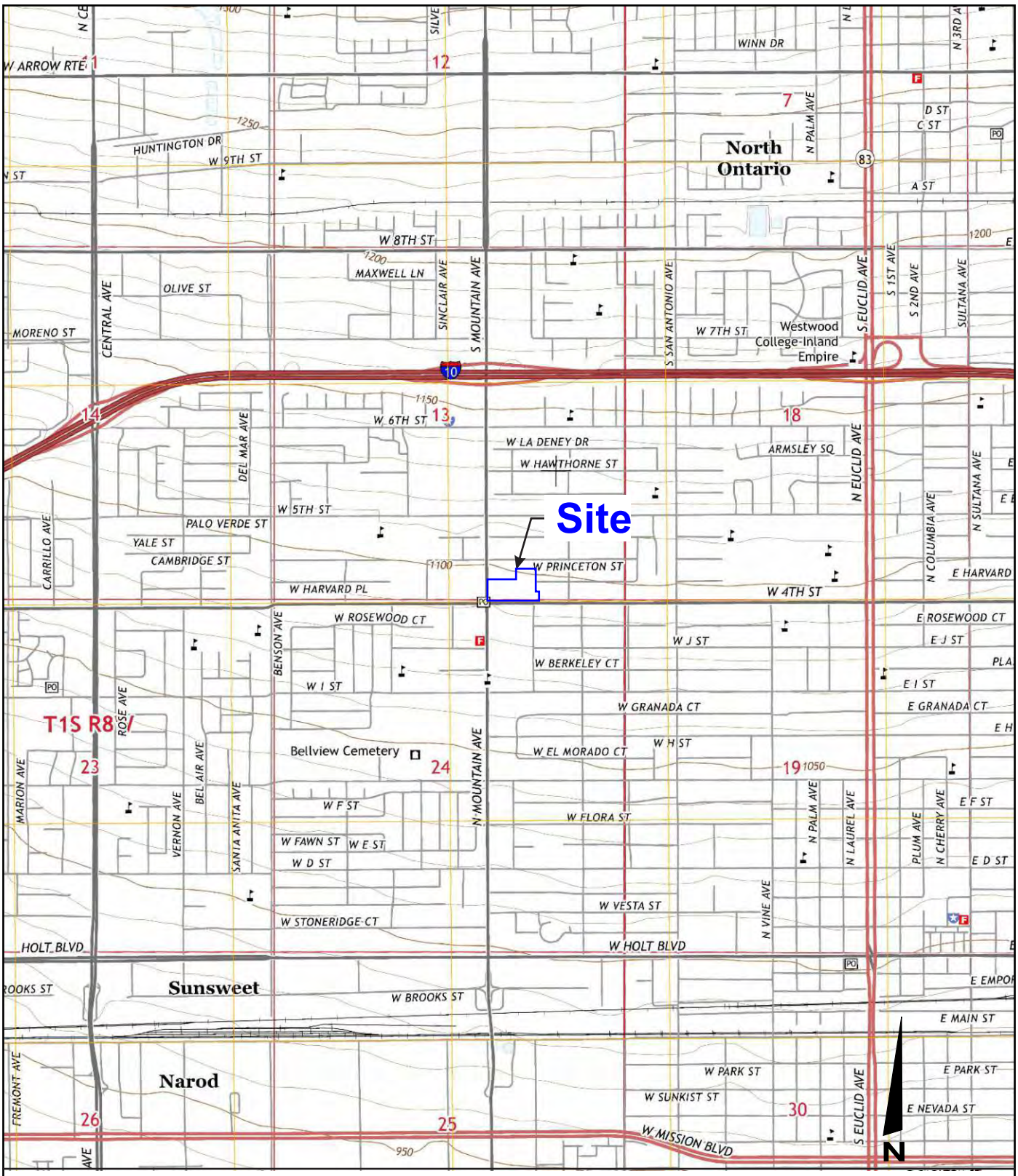
Date: July 2022

2018 USGS Topographic Map

Figure 6



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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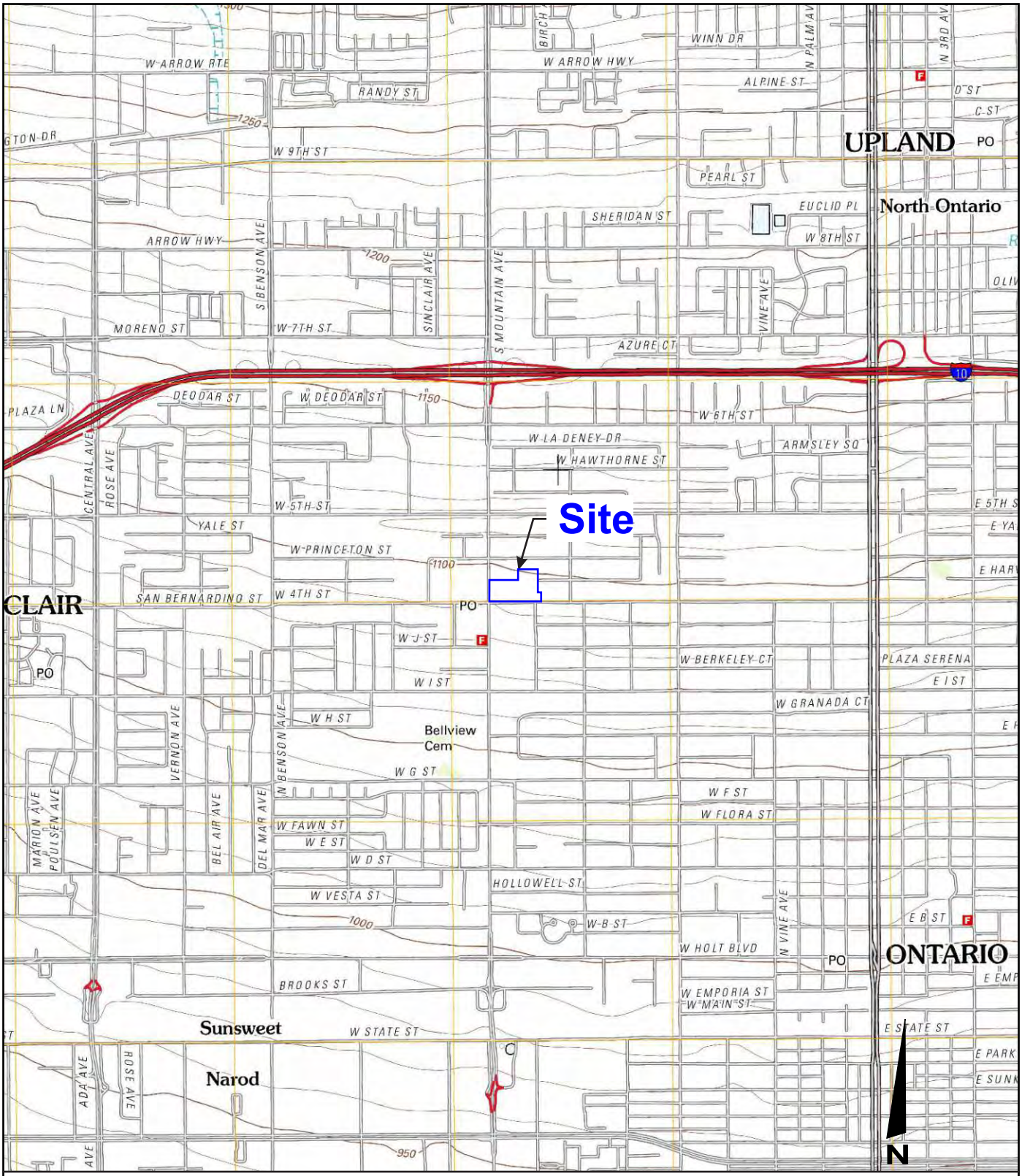
Date: July 2022

2015 USGS Topographic Map

Figure 7



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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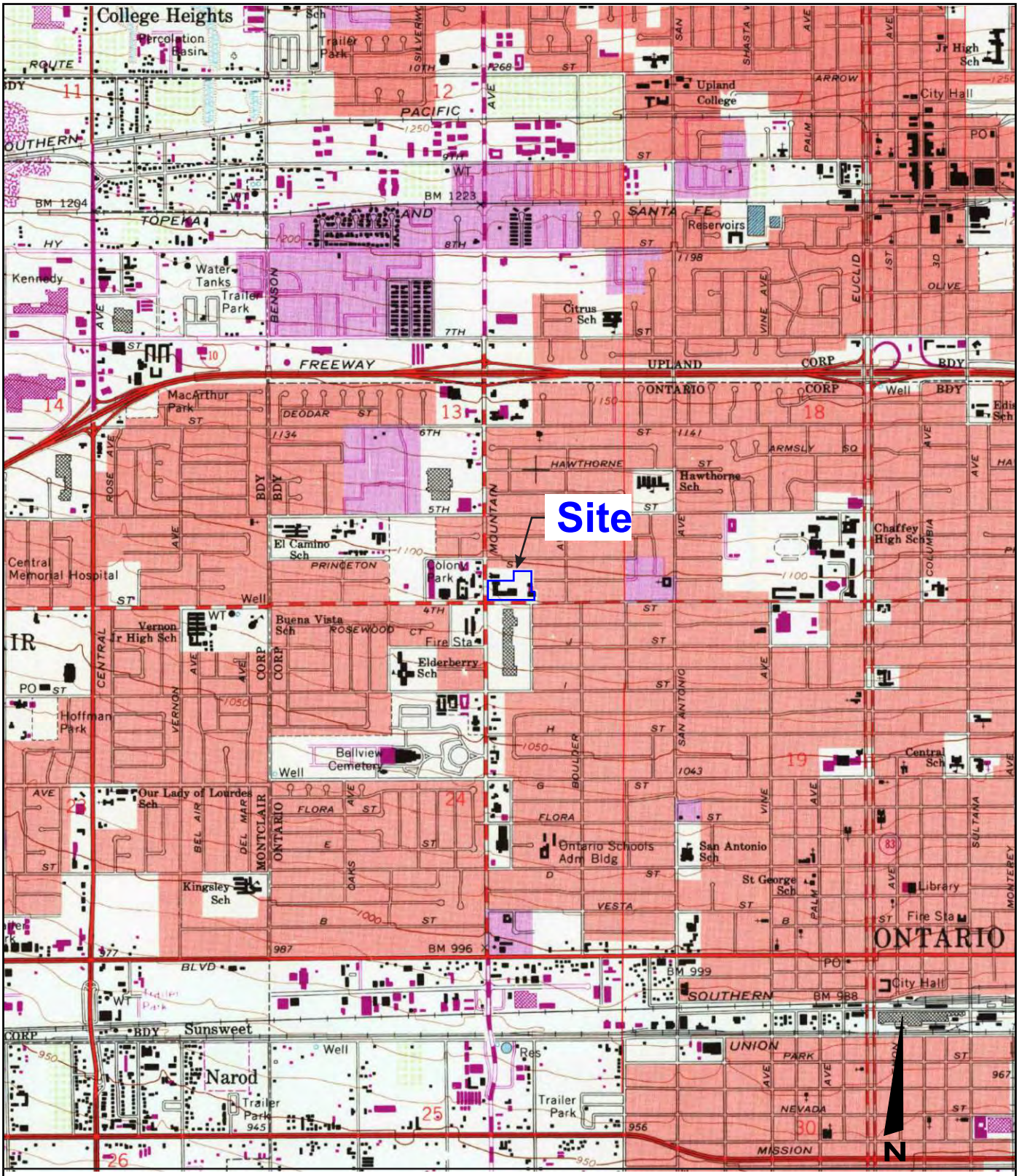
Date: July 2022

2012 USGS Topographic Map

Figure 8



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1981 USGS Topographic Map

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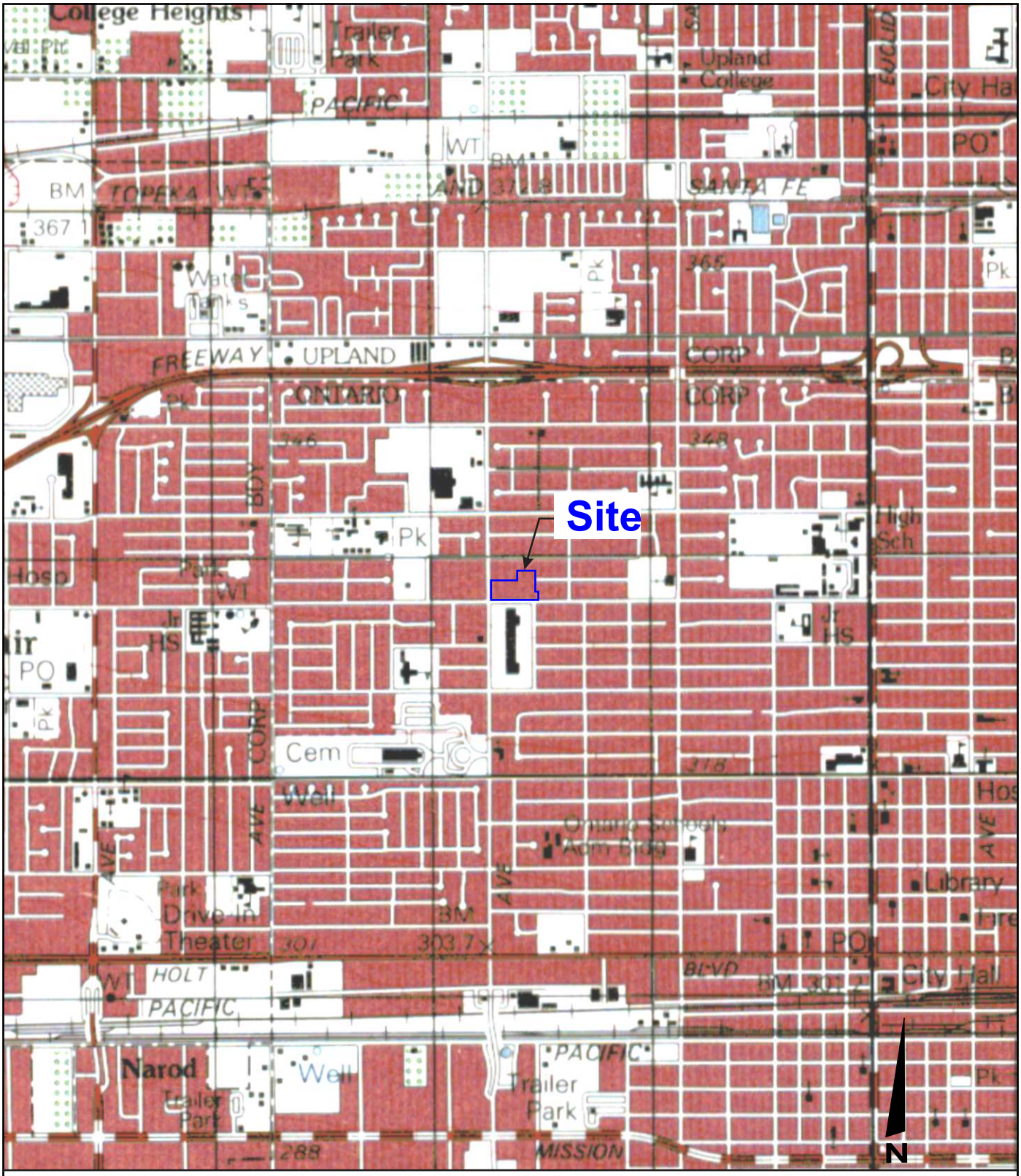
Date: July 2022

Figure 9



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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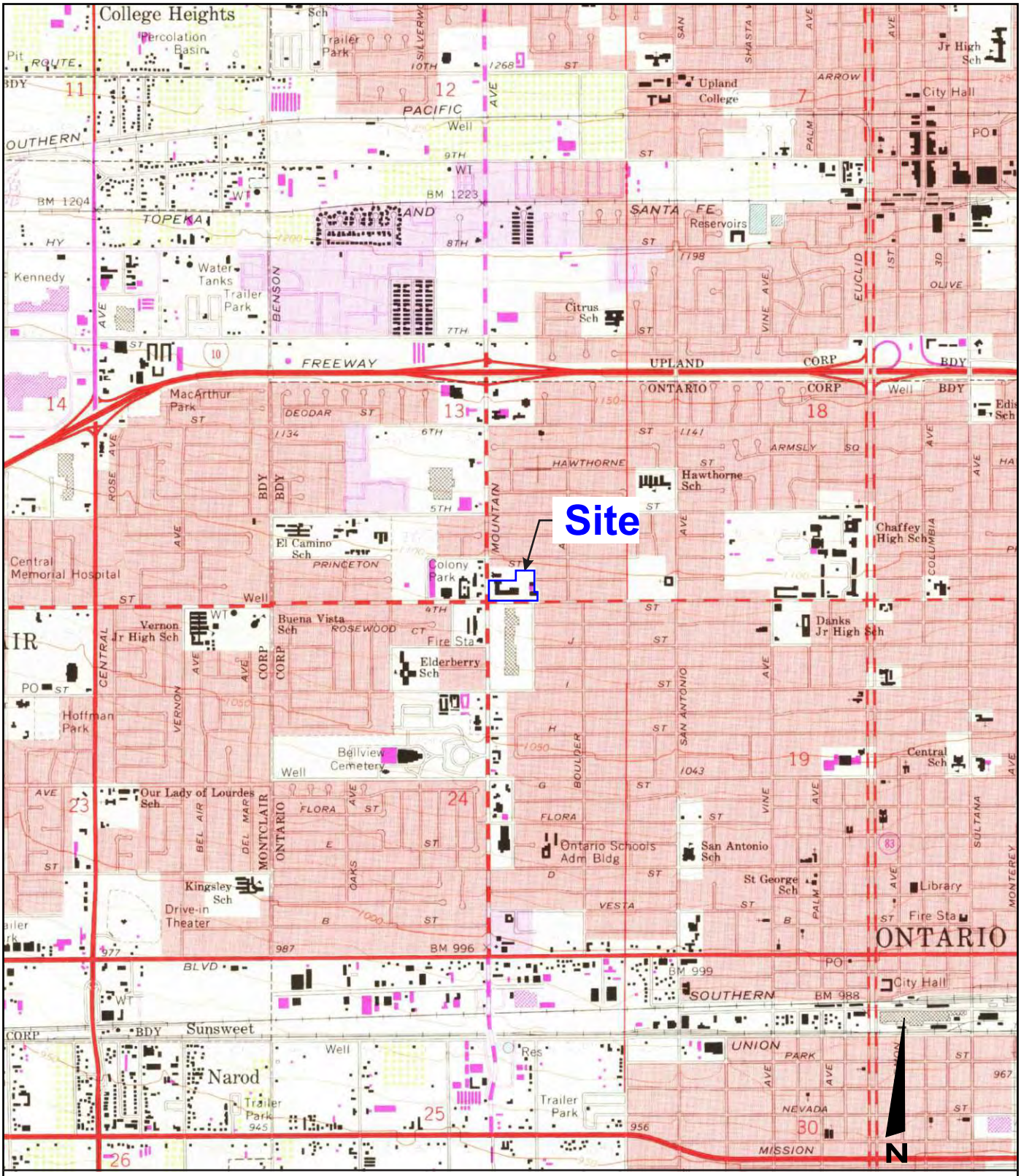
Date: July 2022

1976 USGS Topographic Map

Figure 10



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1973 USGS Topographic Map

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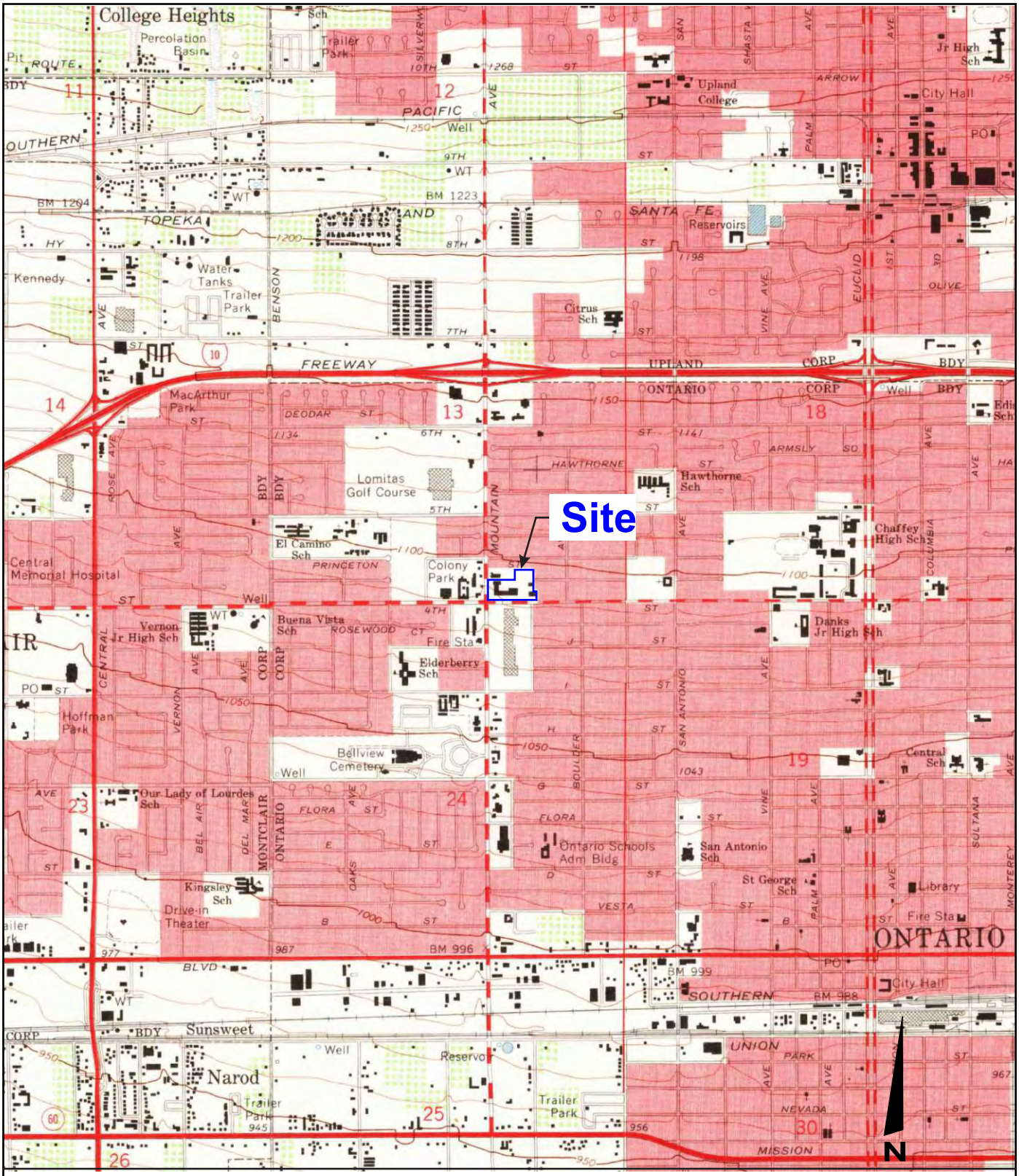
Figure 11



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1967 USGS Topographic Map

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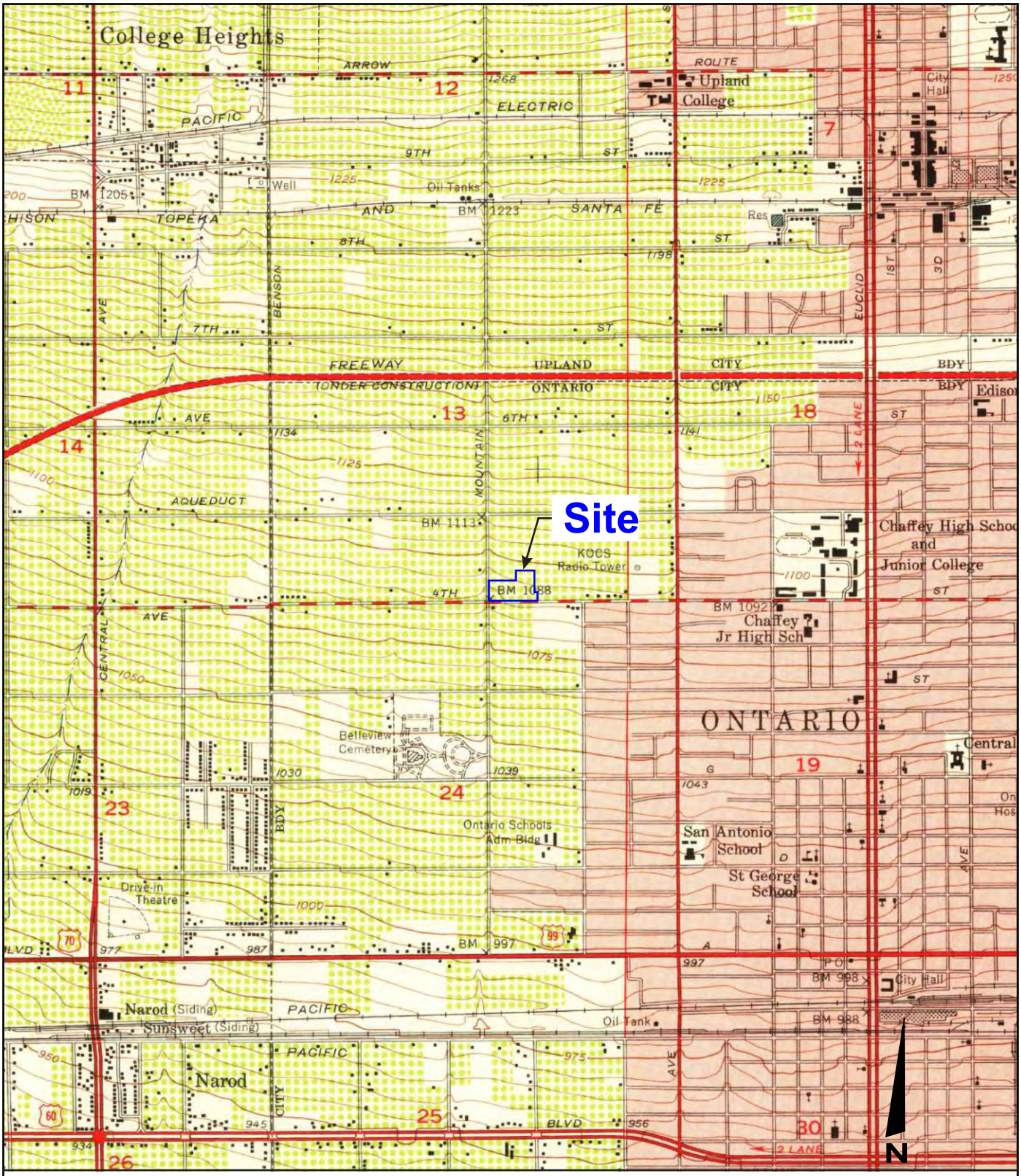
Figure 12



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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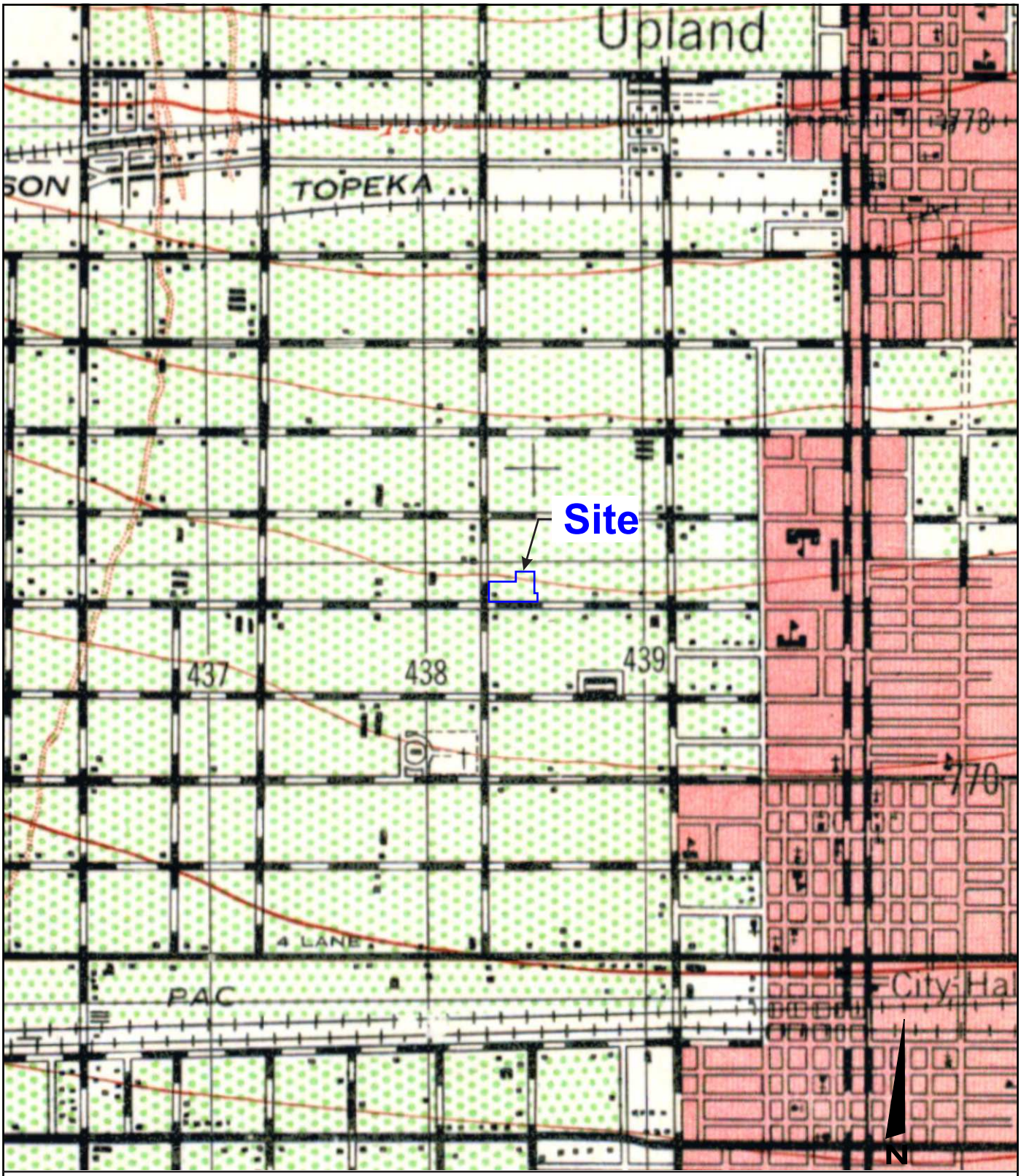
1954 USGS Topographic Map

Figure 13



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1944 USGS Topographic Map

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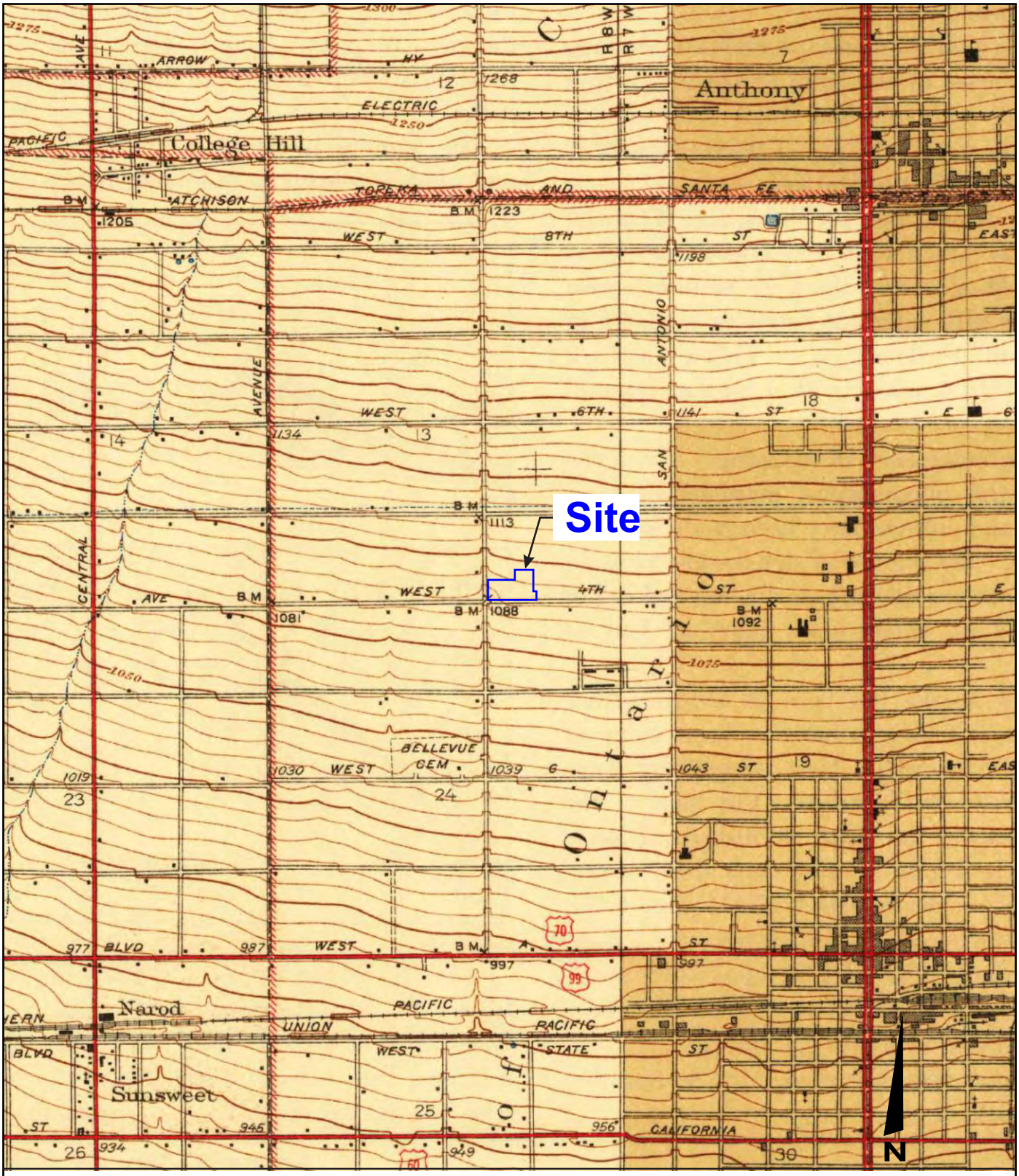
Date: July 2022

Figure 14



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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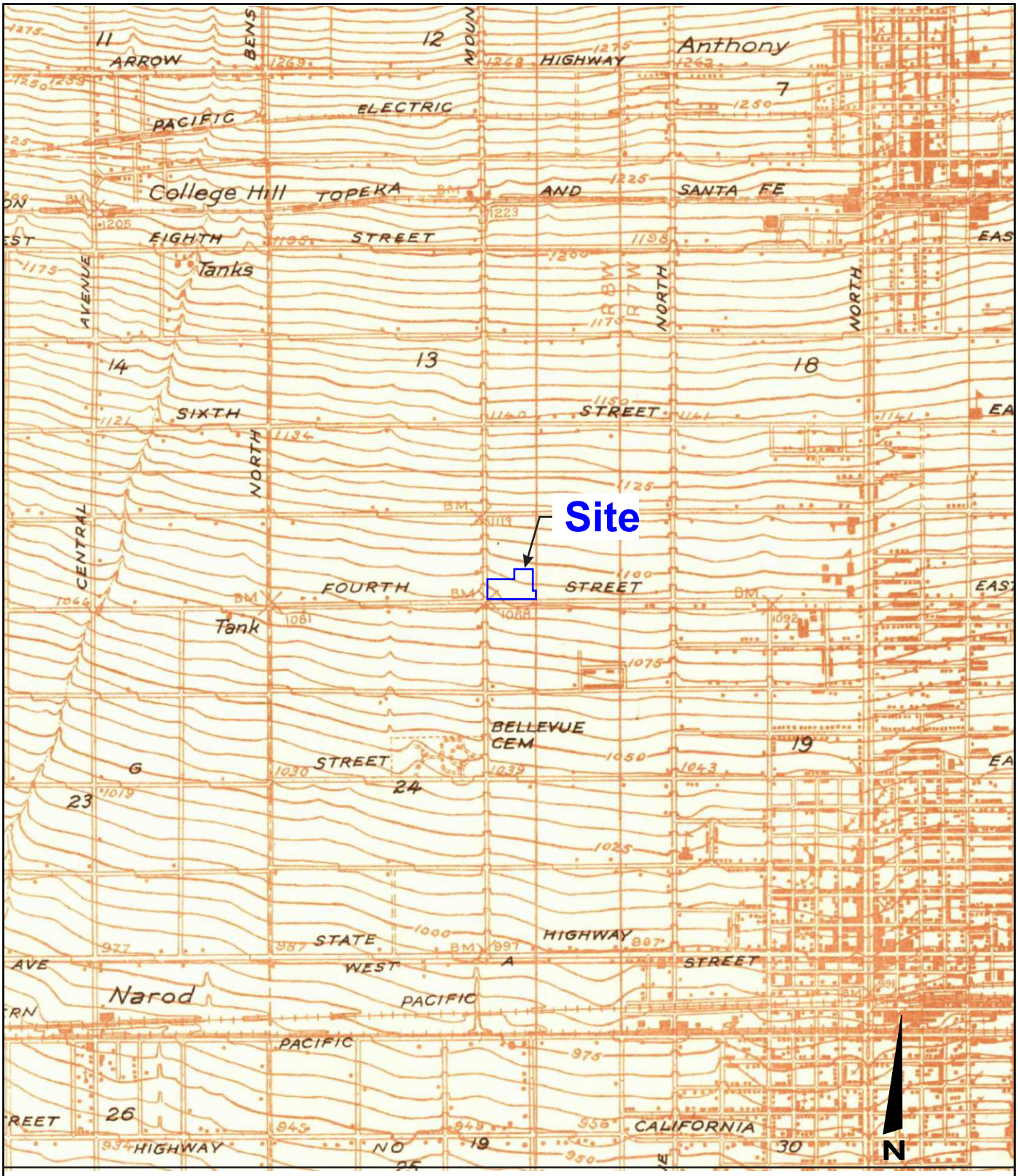
Date: July 2022

1942 USGS Topographic Map

Figure 15



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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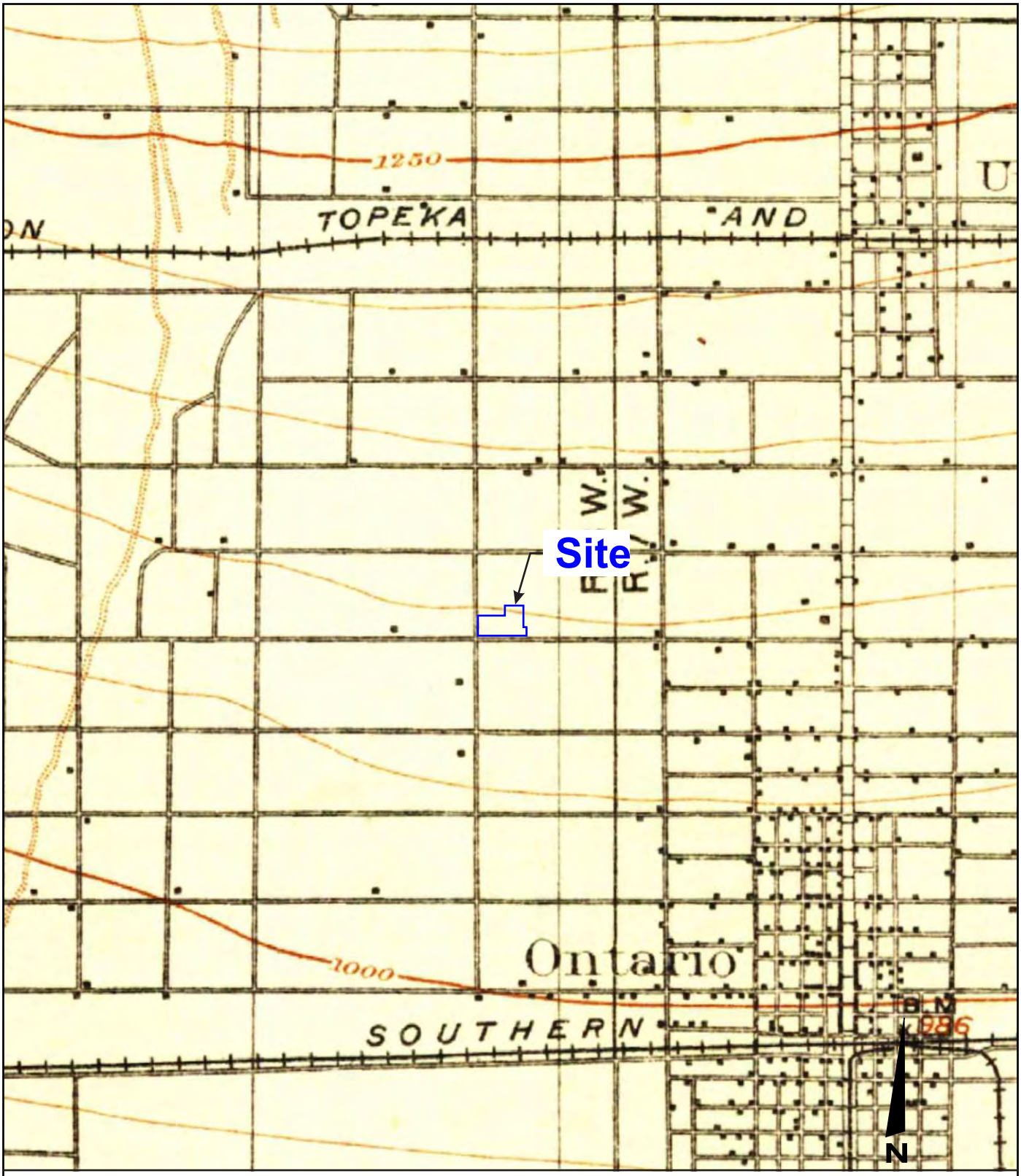
Date: July 2022

1933 USGS Topographic Map

Figure 16



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1903 USGS Topographic Map

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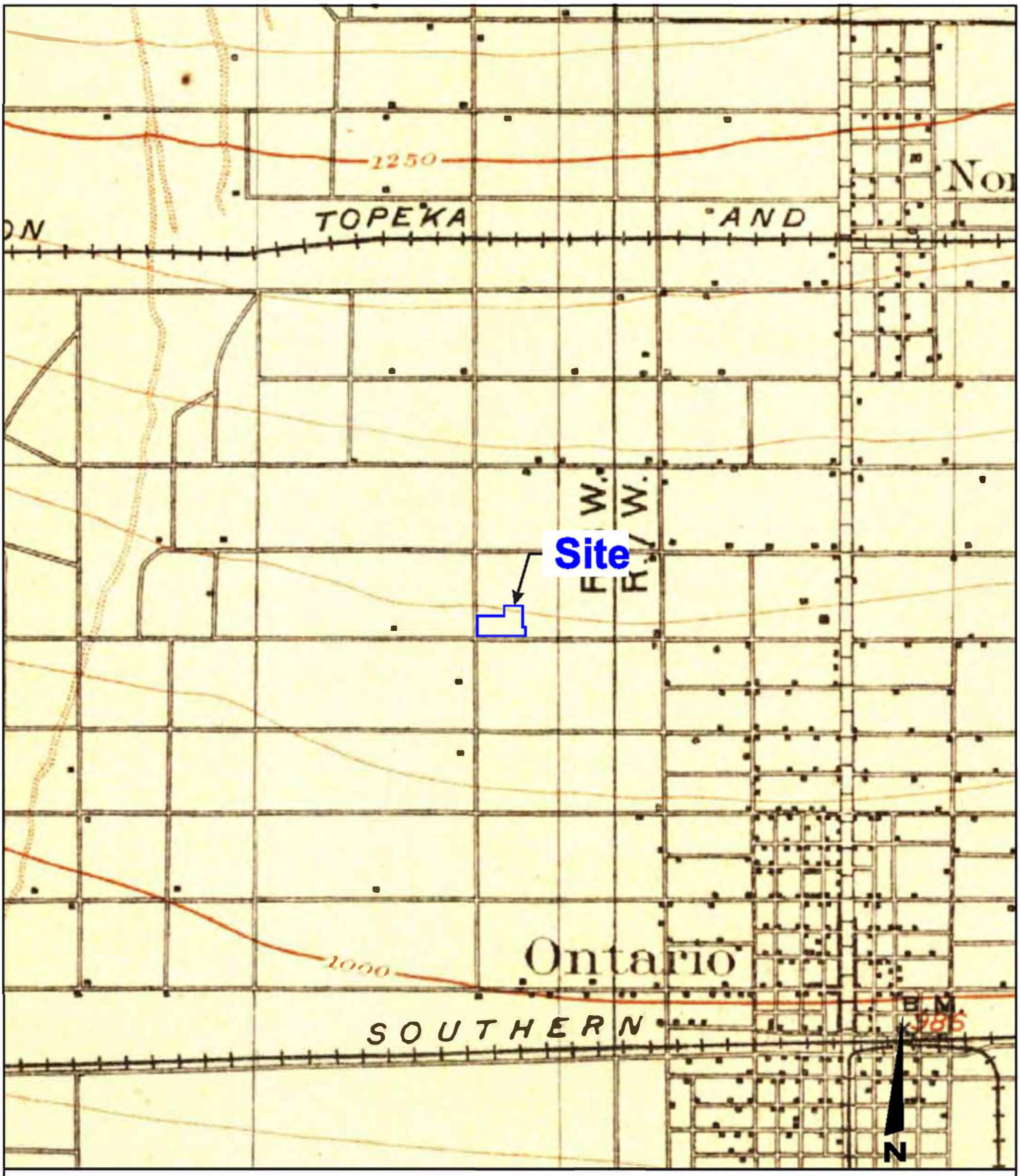
Date: July 2022

Figure 17



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1900 USGS Topographic Map

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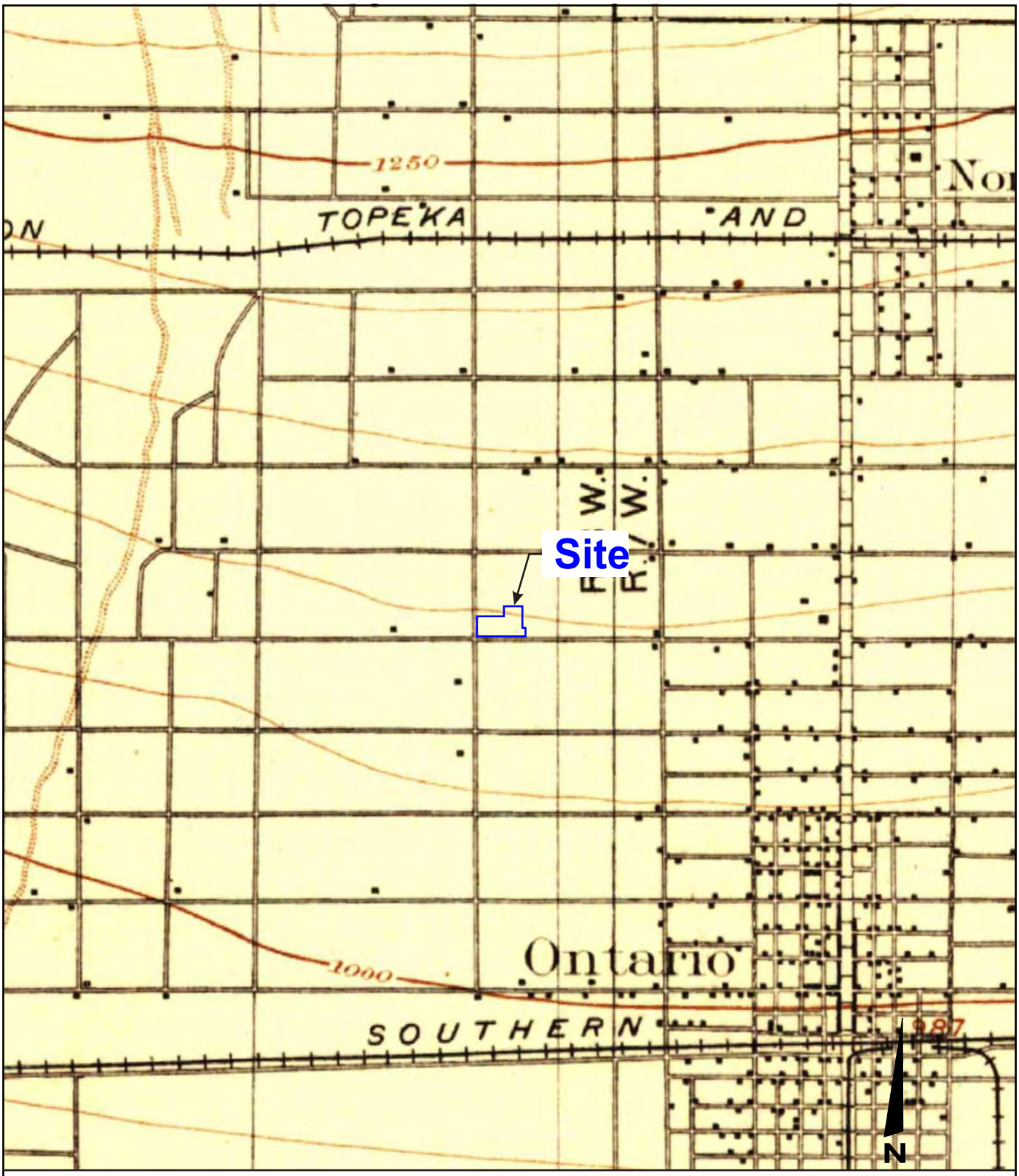
Date: July 2022

Figure 18



Base Map from USGS 7.5-Minute Series
Ontario, CA

0 Miles 0.25 0.5 1 1.5

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1897 USGS Topographic Map

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Date: July 2022

Figure 19

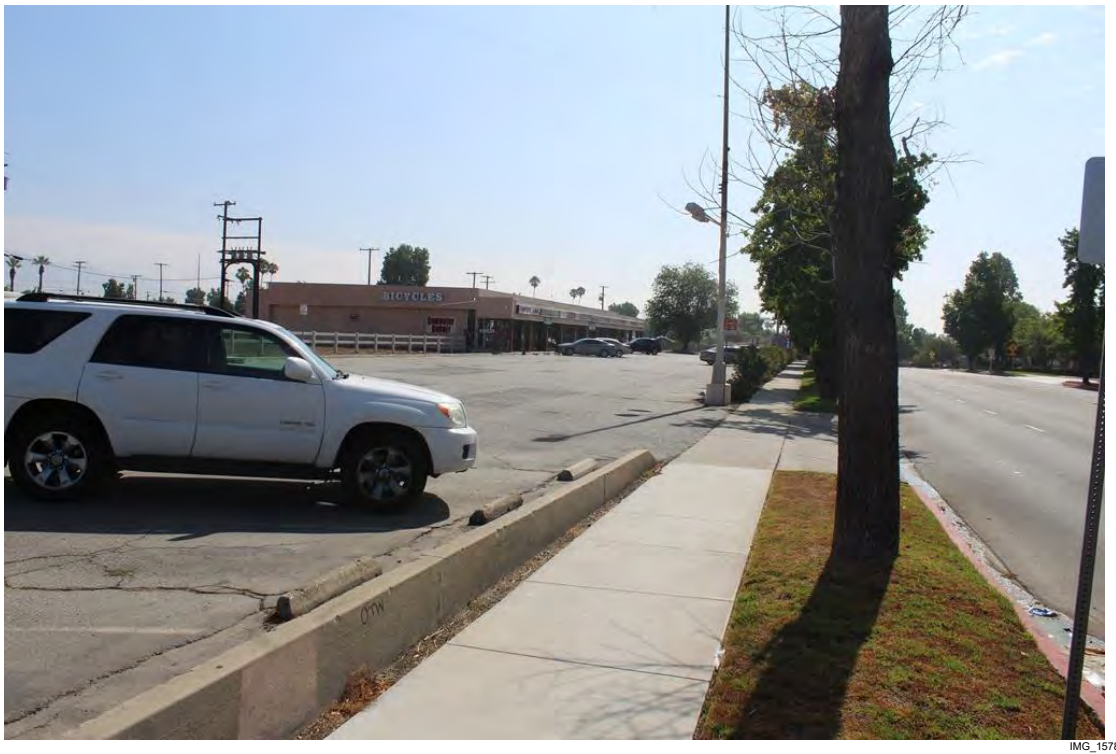
APPENDIX A

ACRONYMS

Acronyms	
ACM	Asbestos Containing Material
AST	Above-Ground Storage Tank
ASTM	American Standard Testing Materials
bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERS	California Environmental Reporting System
CIWQS	California Integrated Water Quality System
CO2	Carbon Dioxide
COT	Chain-of-title
DHS	Department of Health Services
DTSC	Department of Toxic Substances Control
ECHO	Enforcement and Compliance History Online
EDR	Environmental Data Resources
EMI	Emission Inventory Data
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FINDS	Facility Index System / Facility Registry System
FOIA	Freedom of Information Act
HHRA	Human Health Risk Assessment
HSWA	Hazardous and Solid Waste Amendments
HUD	Housing & Urban Development Department
LBP	Lead Based Paint
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NFA	No Further Action
NPDES	National Pollutant Discharge Elimination System
PCB	Polychlorinated Biphenyl
PCE	Tetrachloroethene
pCi/L	picoCuries per liter
RBTC	Residential Risk-Based Target Concentration
RCRA	Resource Conservation & Recovery Act
REC	Recognized environmental conditions
RWQCB	Santa Ana Regional Water Quality Control Board
SBCFD	San Bernardino County Fire Department
SBCDPH	San Bernardino County Department of Public Health
SCAQMD	South Coast Air Quality Management District
SQG	Small Quantity Generator
SVE	Soil Vapor Extraction
SWEEPS	State-wide Environmental Evaluation & Planning
TSDF	Treatment, Storage & Disposal Facilities
USGS	Historical United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Clean-Up Program
VOC	Volatile Organic Compound
VSQG	Very Small Quantity Generator

APPENDIX B

SITE PHOTOGRAPHS



IMG_1578.jpg

Overview of site looking east along 4th Street.

1

IMG_1579.jpg

Overview of site looking north along Mountain Avenue.

2

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Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1580.jpg

Overview of site looking northeast.

3

IMG_1581.jpg

Overview of site looking northeast.

4

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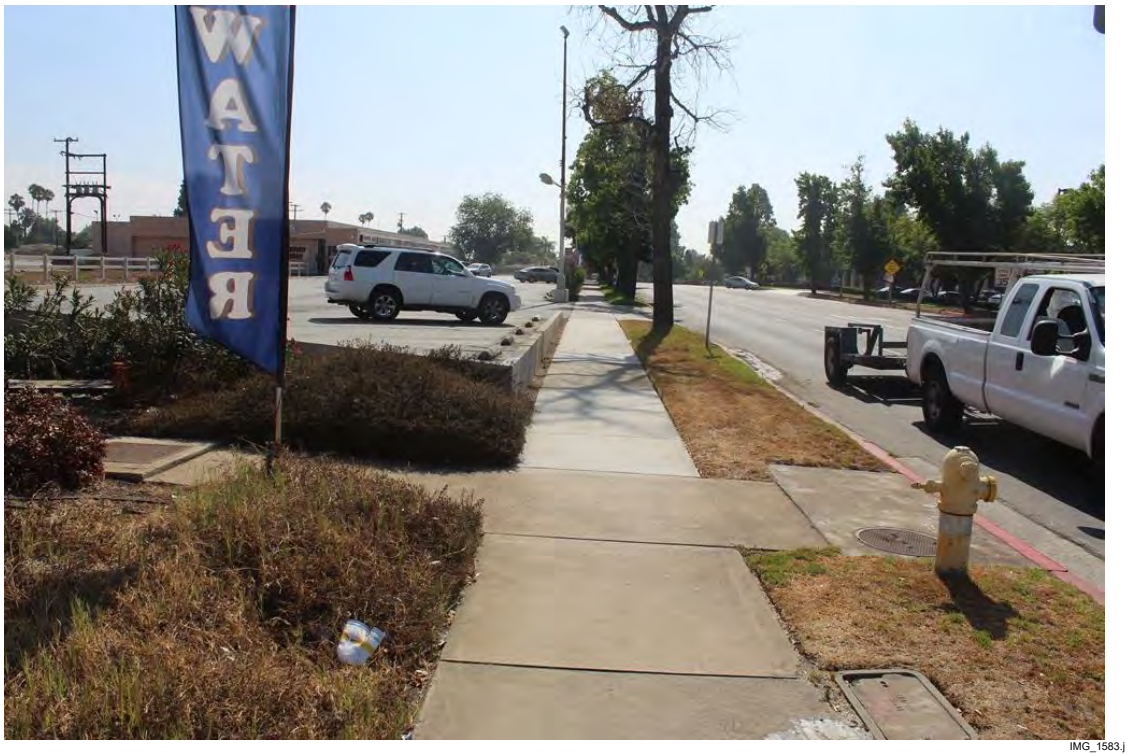
Ontario, California

July 26, 2022
Site Photographs

IMG_1582.jpg

Overview of site looking west.

5



IMG_1583.jpg

Overview of site looking west.

6

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Site Photographs

IMG_1584.jpg

Overview of site looking east.

7

IMG_1585.jpg

Overview of site looking southeast.

8

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Site Photographs

IMG_1586.jpg

Overview of site looking southeast.

9

IMG_1587.jpg

Overview of site looking south along Mountain Avenue.

10

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July 26, 2022
Site Photographs

IMG_1588.jpg

Overview of site looking south along Mountain Avenue.

11

IMG_1589.jpg

Overview of adjacent church site.

12

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Ontario, California

July 26, 2022
Site Photographs

IMG_1590.jpg

Overview of site looking west.

13

IMG_1591.jpg

Overview of site looking southwest.

14

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Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1592.jpg

Overview of site looking southwest.

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IMG_1593.jpg

Overview of site looking south.

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GeoKinetics
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Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1594.jpg

Overview of site looking south.

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IMG_1595.jpg

Overview of site looking southeast.

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Ontario Plaza

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Site Photographs

IMG_1596.jpg

Overview of site looking east.

19

IMG_1597.jpg

Overview of site looking northeast.

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Site Photographs

IMG_1598.jpg

Overview of site looking west.

21

IMG_1599.jpg

Overview of site looking west.

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Ontario Plaza

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Site Photographs

IMG_1600.jpg

Overview of site looking west.

23

IMG_1601.jpg

Overview of site looking southwest.

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July 26, 2022
Site Photographs

IMG_1602.jpg

Overview of site looking west with power poles

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IMG_1603.jpg

Overview of site looking west with power poles

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Ontario Plaza

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Site Photographs

IMG_1604.jpg

Overview of southeast corner of site.

27

IMG_1605.jpg

Overview of site looking north.

28

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Site Photographs

IMG_1606.jpg

Overview of site looking northwest.

29

IMG_1607.jpg

Overview of site looking northwest.

30

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Site Photographs

IMG_1608.jpg

Overview of site looking west.

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IMG_1609.jpg

Overview of site looking north with power poles.

32

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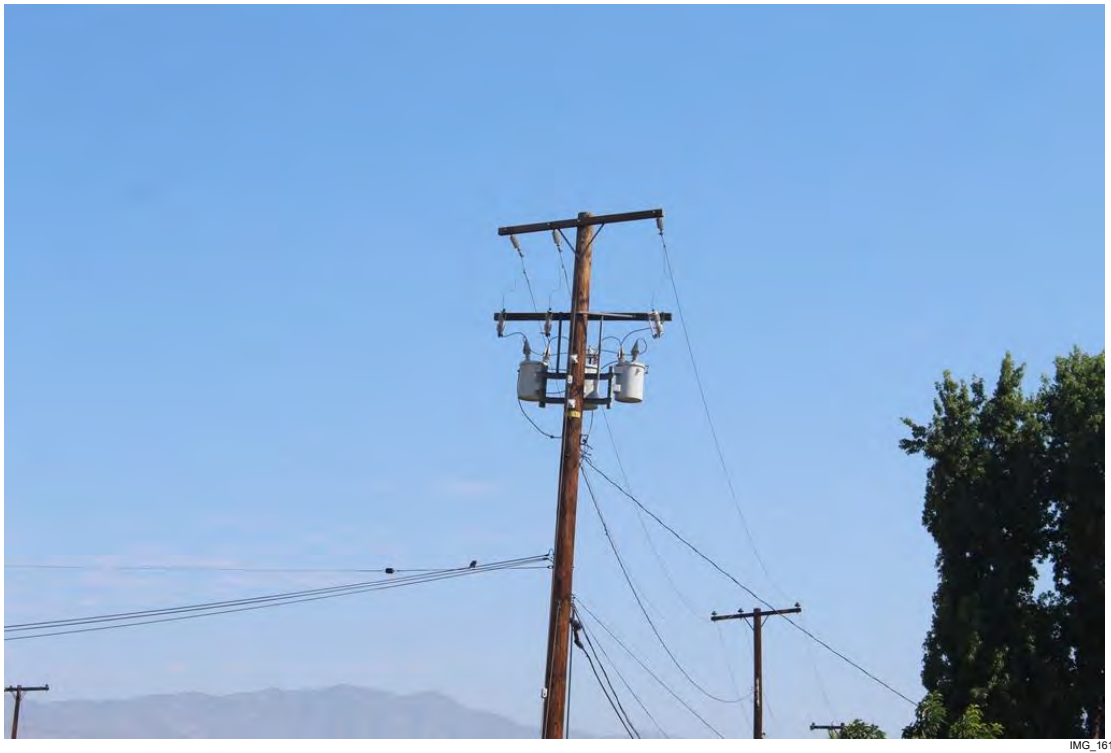
Site Photographs



IMG_1610.jpg

Overview of power pole on eastern edge of site.

33

IMG_1611.jpg

Overview of site looking west.

34

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Ontario Plaza

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Site Photographs

IMG_1612.jpg

Overview of Ontario Plaza Mall looking northwest.

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IMG_1613.jpg

Overview of Ontario Plaza Mall looking northwest.

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Site Photographs

IMG_1614.jpg

Overview of Ontario Plaza Mall looking north.

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IMG_1615.jpg

Overview of Ontario Plaza Mall looking north.

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Site Photographs

IMG_1616.jpg

Overview of Ontario Plaza Mall looking northeast.

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IMG_1617.jpg

Overview of site looking northeast.

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Site Photographs

IMG_1618.jpg

Overview of site looking east.

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IMG_1619.jpg

Overview of Ontario Plaza Mall looking west.

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July 26, 2022
Site Photographs

IMG_1620.jpg

Overview of Ontario Plaza Mall looking north.

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IMG_1621.jpg

Overview of well box.

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Site Photographs

IMG_1622.jpg

Overview of well box.

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IMG_1623.jpg

Overview of site looking north.

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Site Photographs

IMG_1624.jpg

Overview of Ontario Plaza Mall looking west.

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IMG_1625.jpg

Overview of site looking north with well box.

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Site Photographs

IMG_1626.jpg

Overview of well box.

49

IMG_1627.jpg

Overview of Ontario Plaza Mall looking east.

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Site Photographs

IMG_1628.jpg

Overview of site looking northeast.

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IMG_1629.jpg

Overview of site looking north.

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Site Photographs

IMG_1630.jpg

Overview of site looking northwest.

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IMG_1631.jpg

Overview of site looking west.

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Site Photographs

IMG_1632.jpg

Overview of site looking west.

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IMG_1633.jpg

Overview of site looking southwest.

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Site Photographs

IMG_1634.jpg

Overview of Ontario Plaza Mall looking south.

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IMG_1635.jpg

Overview of Ontario Plaza Mall looking southeast.

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Site Photographs

IMG_1636.jpg

Overview of Ontario Plaza Mall looking east.

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IMG_1637.jpg

Overview of Ontario Plaza Mall looking south.

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Site Photographs

IMG_1638.jpg

Overview of site looking southwest.

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IMG_1639.jpg

Overview of site looking west.

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Site Photographs

IMG_1640.jpg

Overview of site looking southwest.

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IMG_1641.jpg

Overview of site looking west with storm drain.

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Site Photographs

IMG_1642.jpg

Overview of site looking southwest with well box.

65

IMG_1643.jpg

Overview of site looking west with storm drain.

66

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Site Photographs

IMG_1644.jpg

Overview of post office building looking north.

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IMG_1645.jpg

Overview of site looking northeast.

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Site Photographs

IMG_1646.jpg

Overview of site looking east.

69

IMG_1647.jpg

Overview of power pole in center of site.

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Site Photographs

IMG_1648.jpg

Overview of power pole at center of site.

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IMG_1649.jpg

Overview of power poles at center of site.

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Site Photographs

IMG_1650.jpg

Overview of former dry cleaner unit.

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IMG_1651.jpg

Overview of former dry cleaner unit.

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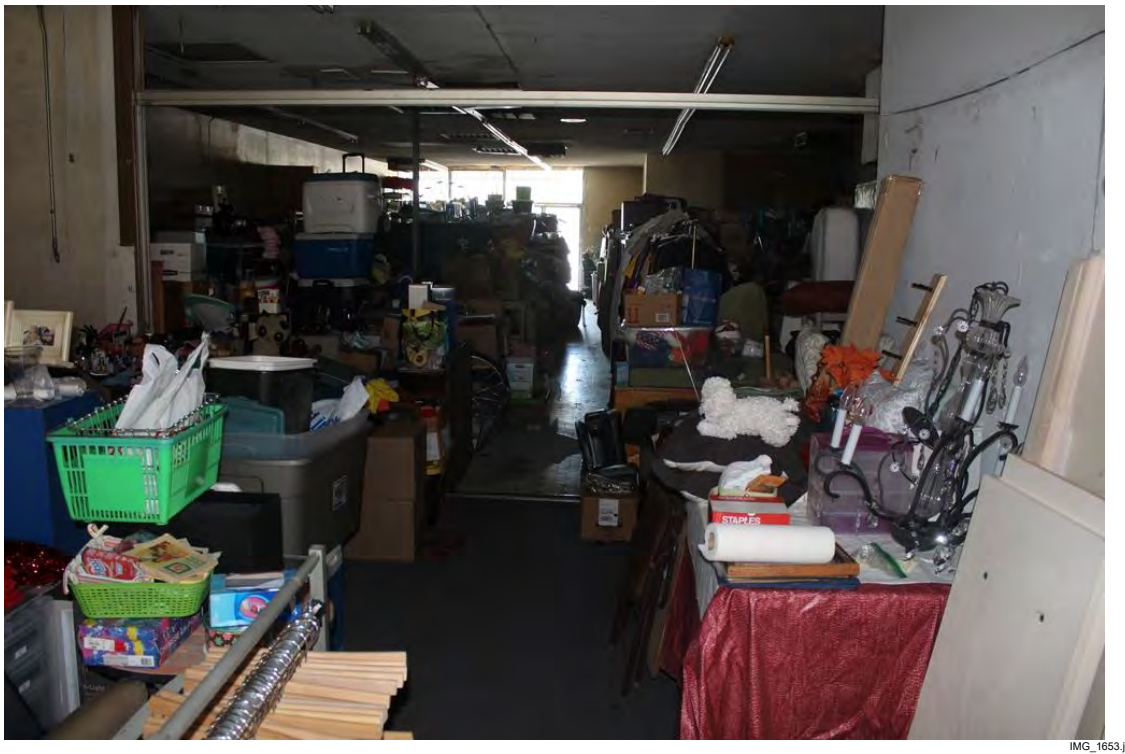
July 26, 2022
Site Photographs

IMG_1652.jpg

Overview of inside former dry cleaner unit.

75



IMG_1653.jpg

Overview of inside former dry cleaner unit.

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July 26, 2022
Site Photographs

IMG_1654.jpg

Overview of inside former dry cleaner unit.

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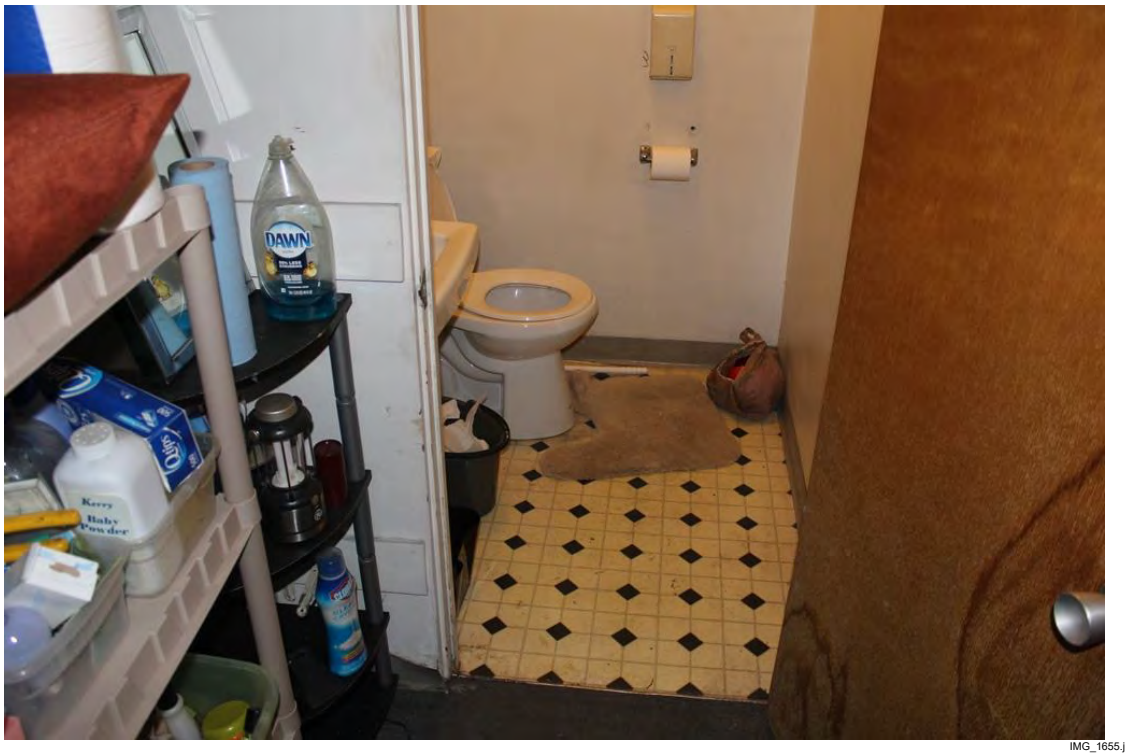

IMG_1655.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1656.jpg

Overview of inside former dry cleaner unit.

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IMG_1657.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1658.jpg

Overview of inside former dry cleaner unit.

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IMG_1659.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1660.jpg

Overview of inside former dry cleaner unit.

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IMG_1661.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1662.jpg

Overview of inside former dry cleaner unit.

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IMG_1663.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1664.jpg

Overview of inside former dry cleaner unit.

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IMG_1665.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1666.jpg

Overview of inside former dry cleaner unit.

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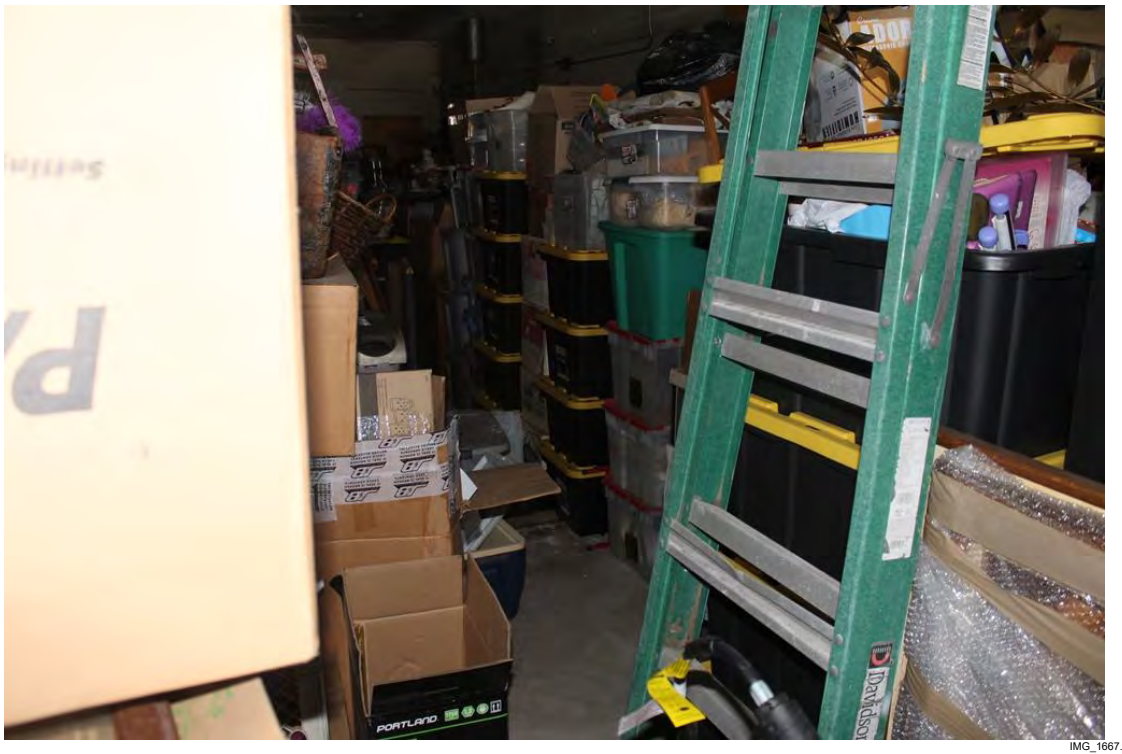

IMG_1667.jpg

Overview of inside former dry cleaner unit.

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Site Photographs

IMG_1668.jpg

Overview of inside former dry cleaner unit.

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IMG_1669.jpg

Overview of inside former dry cleaner unit.

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IMG_1670.jpg

Overview of inside former dry cleaner unit.

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IMG_1671.jpg

Overview of bicycle shop.

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Site Photographs

IMG_1672.jpg

Overview inside bicycle shop.

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IMG_1673.jpg

Overview inside bicycle shop.

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IMG_1674.jpg

Overview inside bicycle shop.

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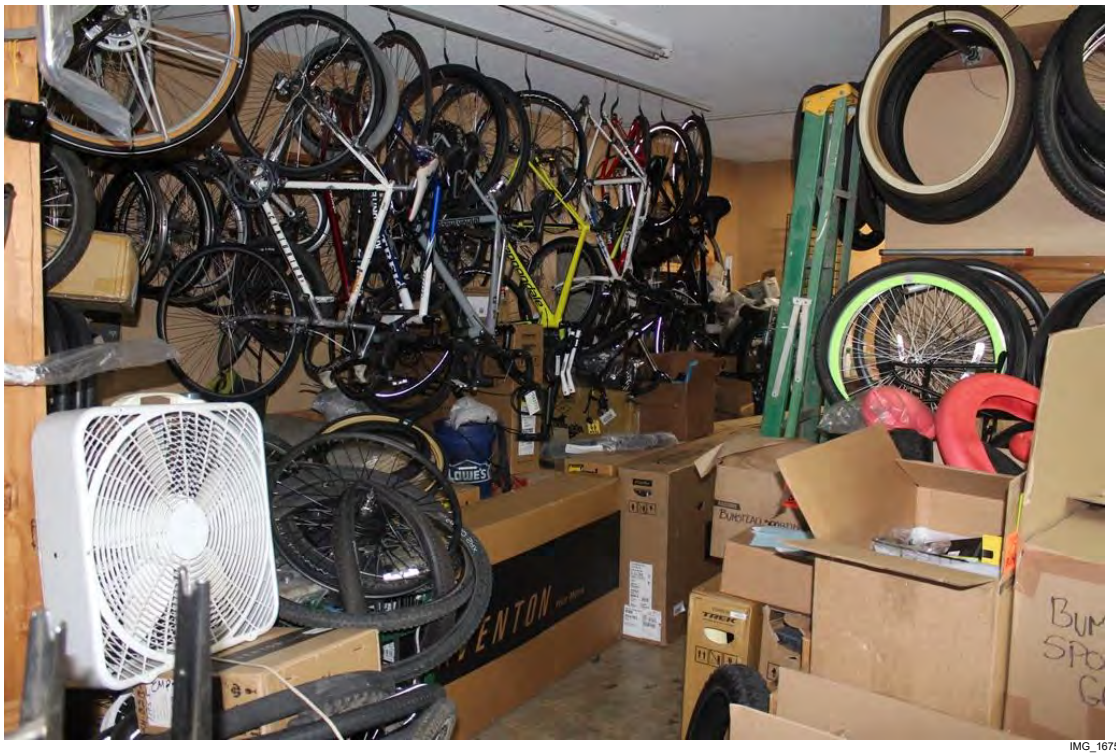

IMG_1675.jpg

Overview inside bicycle shop.

98

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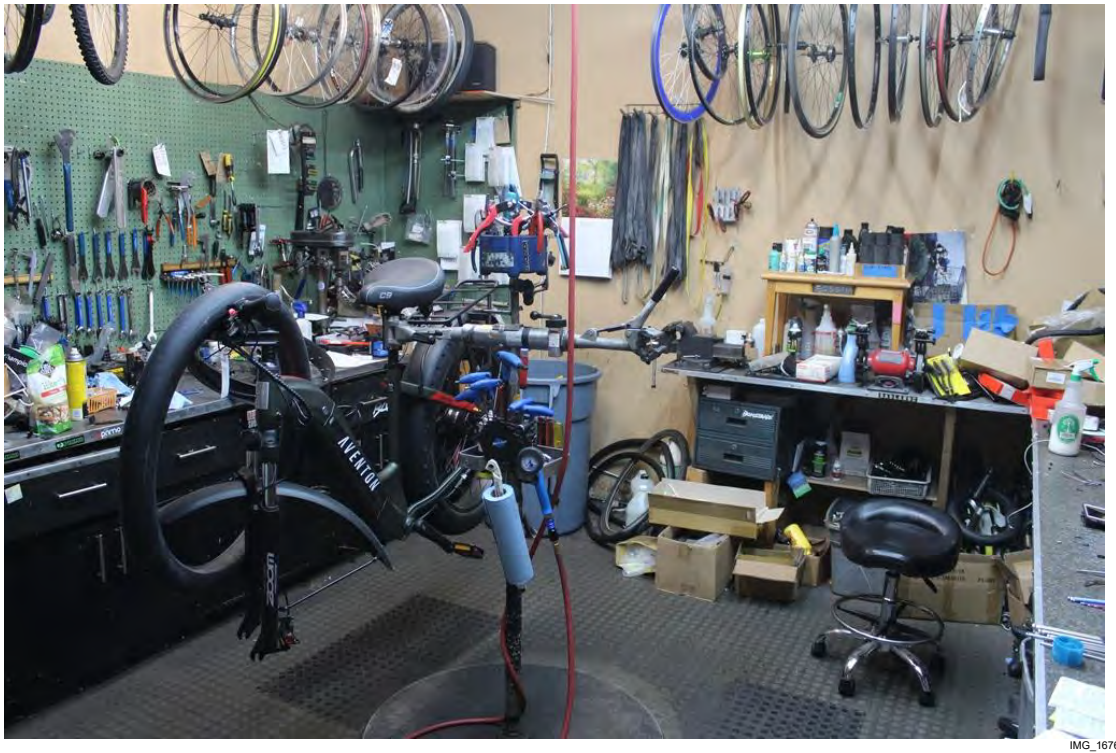
Site Photographs



IMG_1676.jpg

Overview inside bicycle shop.

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IMG_1677.jpg

Overview inside bicycle shop.

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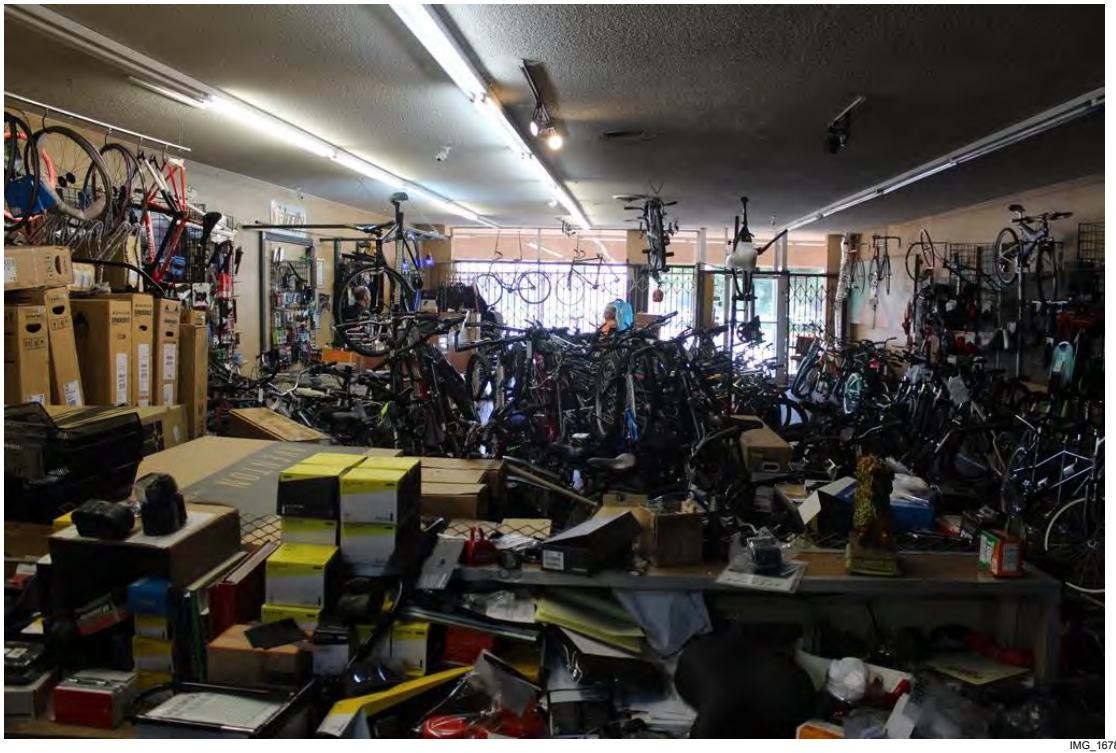
Site Photographs



IMG_1678.jpg

Overview inside bicycle shop.

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IMG_1679.jpg

Overview inside bicycle shop.

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IMG_1680.jpg

Overview of fishing tackle store.

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IMG_1681.jpg

Overview of fishing tackle store.

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IMG_1682.jpg

Overview inside fishing tackle store.

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IMG_1683.jpg

Overview inside fishing tackle store.

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IMG_1684.jpg

Overview inside fishing tackle store.

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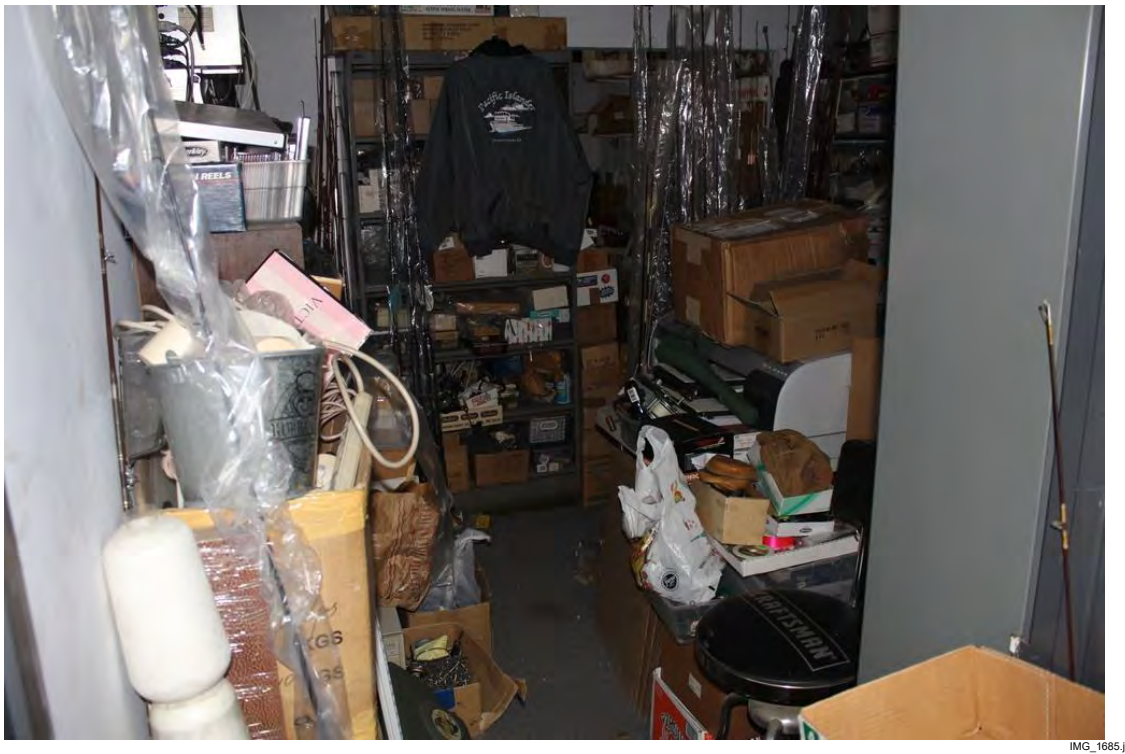

IMG_1685.jpg

Overview inside fishing tackle store.

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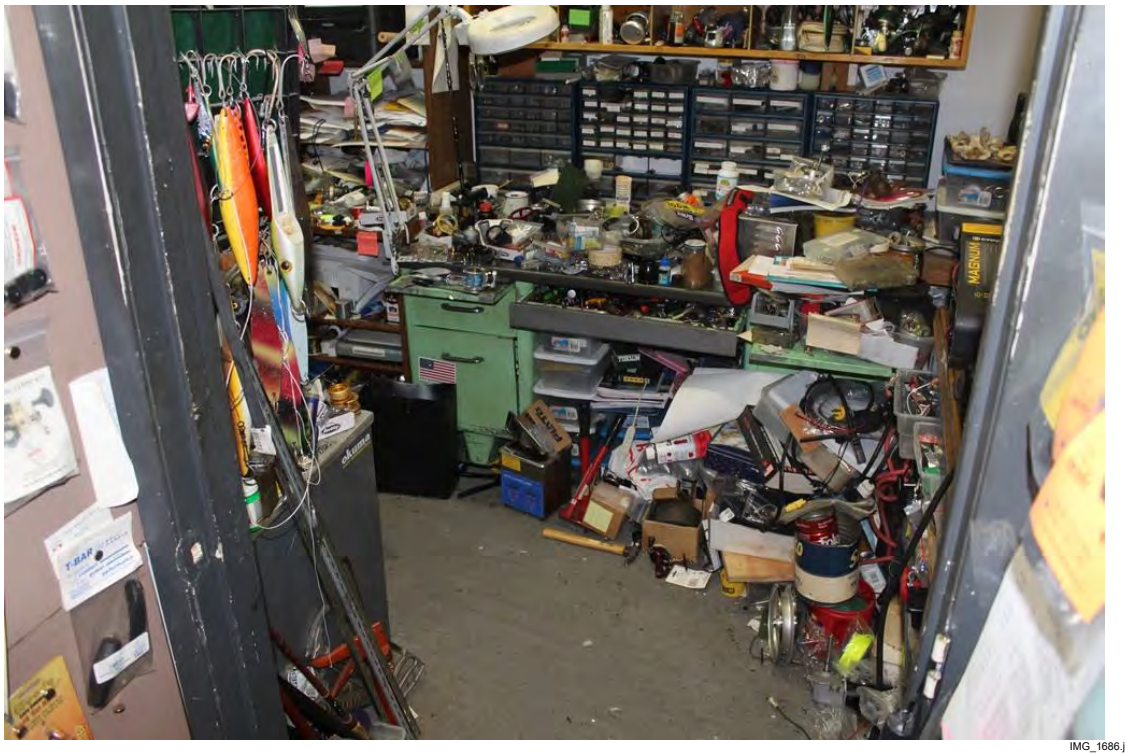

IMG_1686.jpg

Overview inside fishing tackle store.

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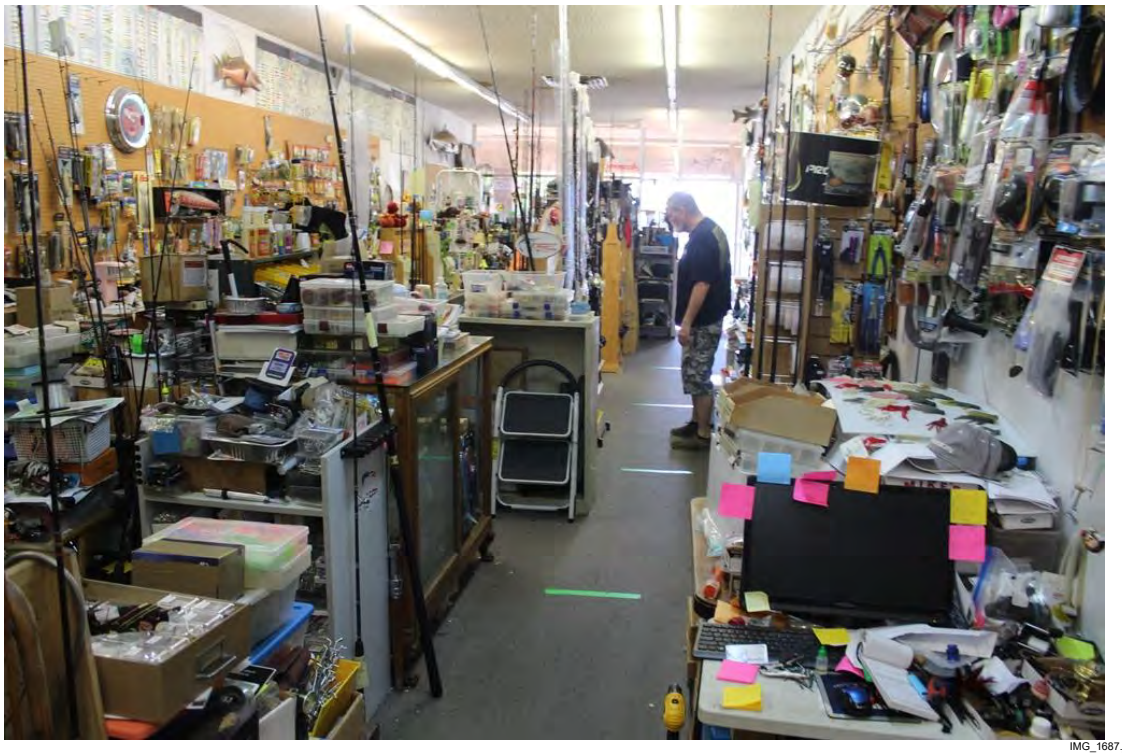

IMG_1687.jpg

Overview inside fishing tackle store.

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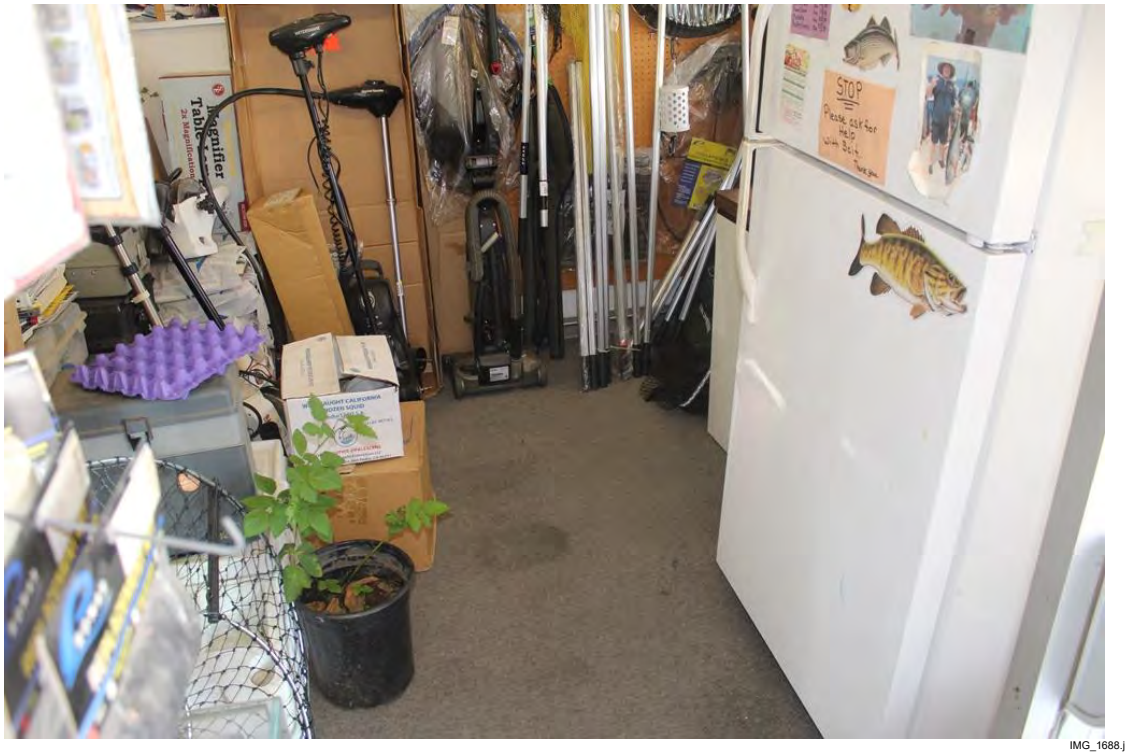
Site Photographs



IMG_1688.jpg

Overview inside fishing tackle store.

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IMG_1689.jpg

Overview of former video store.

112

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IMG_1690.jpg

Overview inside former video store.

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IMG_1691.jpg

Overview inside former video store.

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IMG_1692.jpg

Overview inside former video store.

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IMG_1693.jpg

Overview inside former video store.

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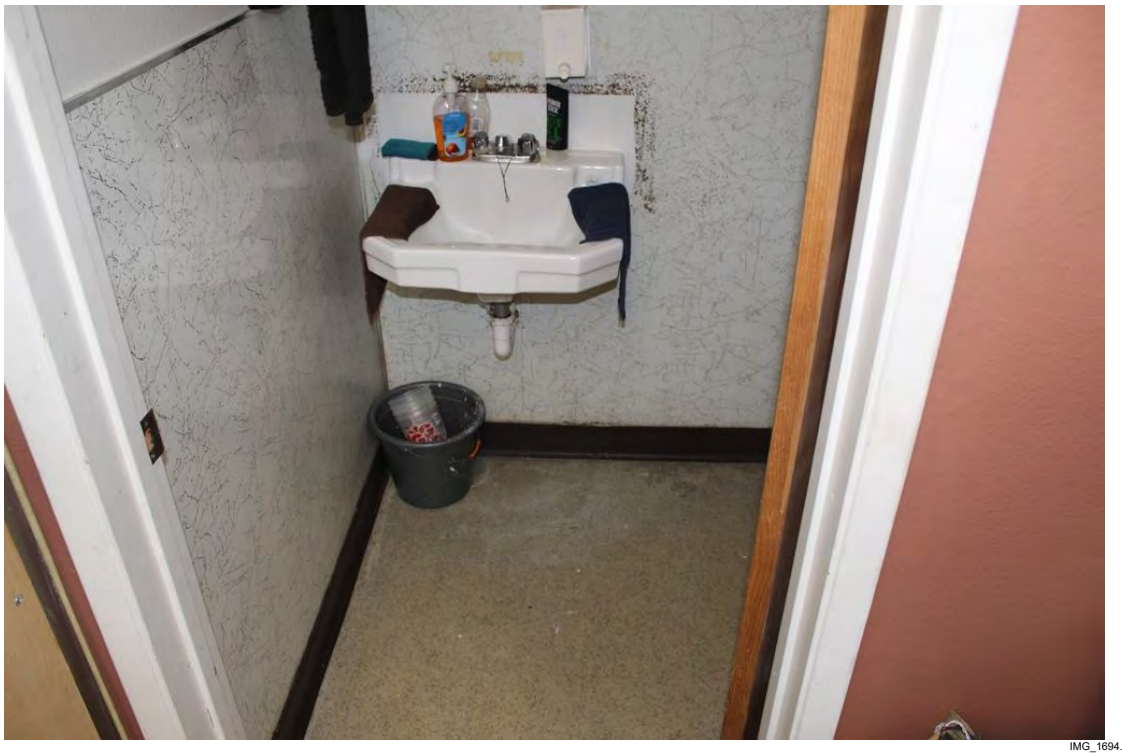

IMG_1694.jpg

Overview inside former video store.

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IMG_1695.jpg

Overview inside former video store.

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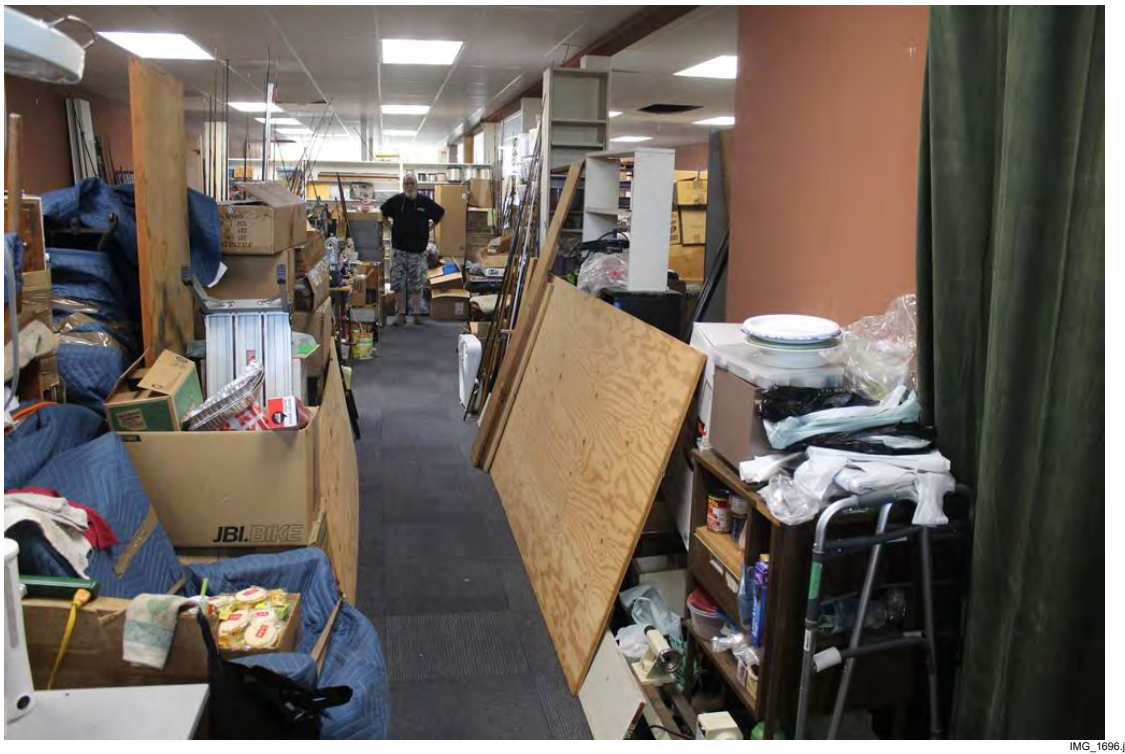

IMG_1696.jpg

Overview inside former video store.

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IMG_1697.jpg

Overview inside former video store.

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IMG_1698.jpg

Overview inside former video store.

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IMG_1699.jpg

Overview of drinking water store.

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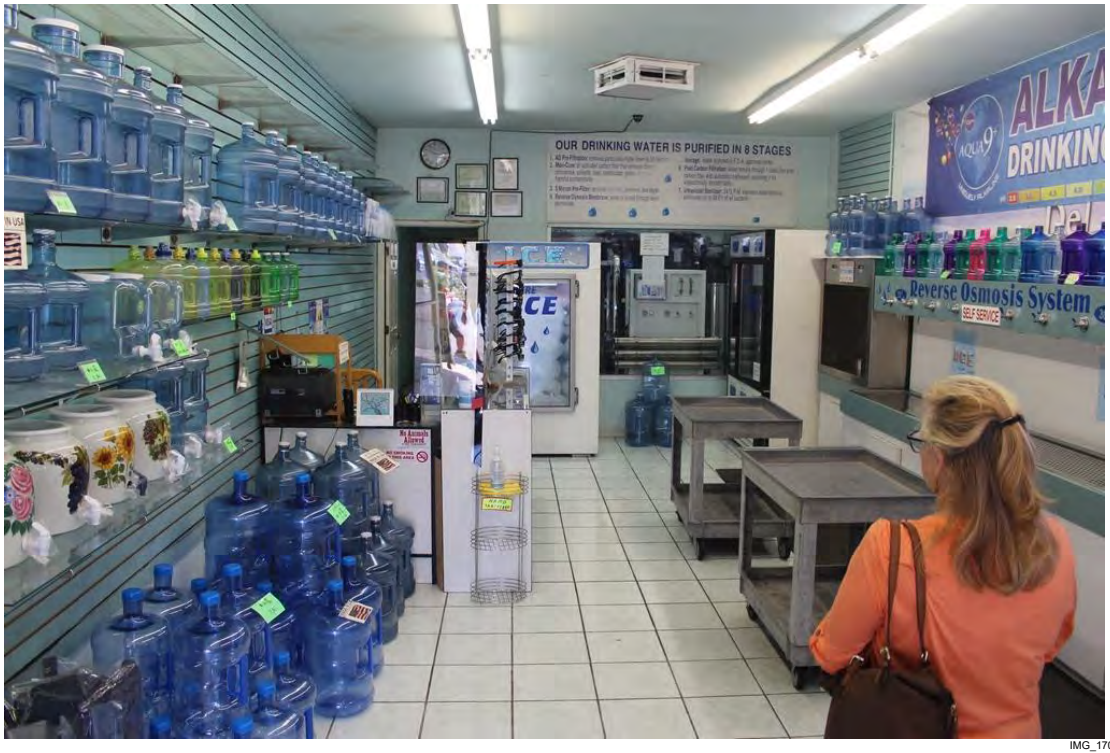

IMG_1700.jpg

Overview inside drinking water store.

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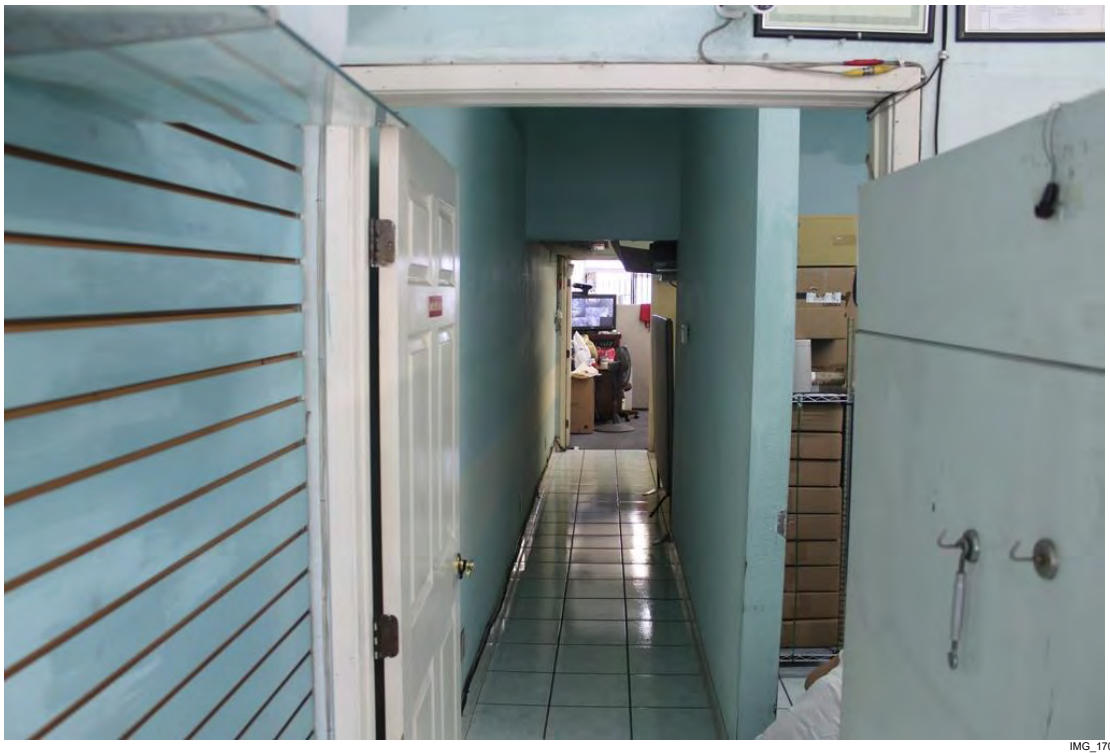

IMG_1701.jpg

Overview inside drinking water store.

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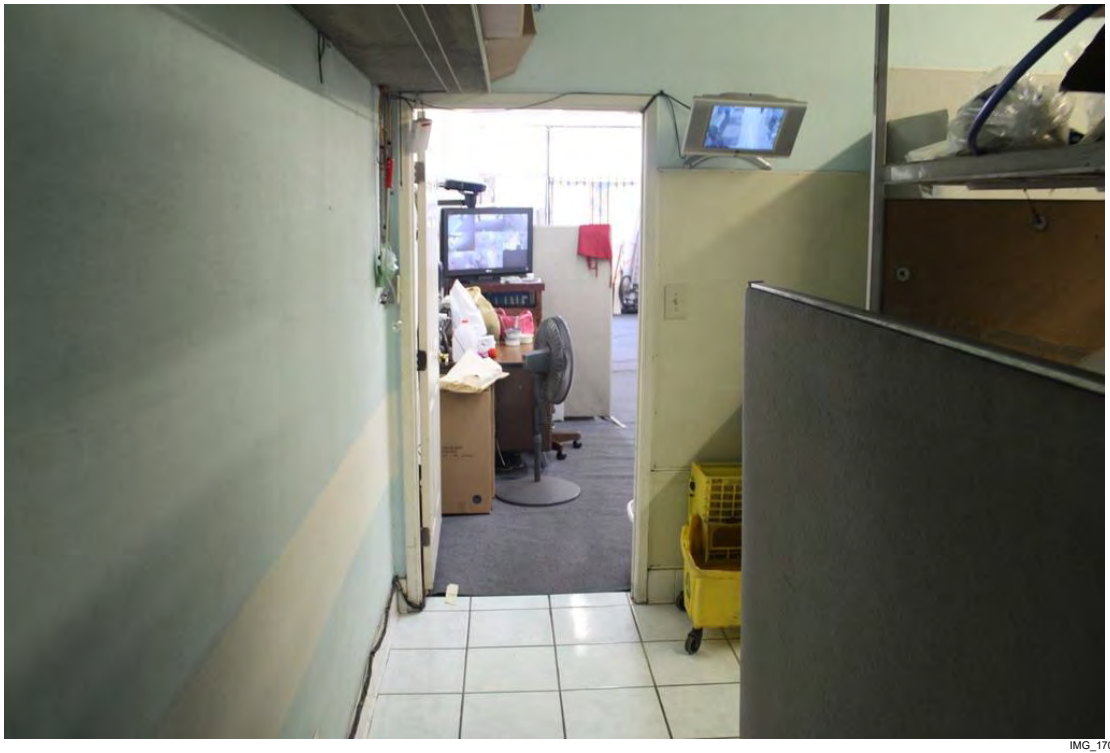

IMG_1702.jpg

Overview inside drinking water store.

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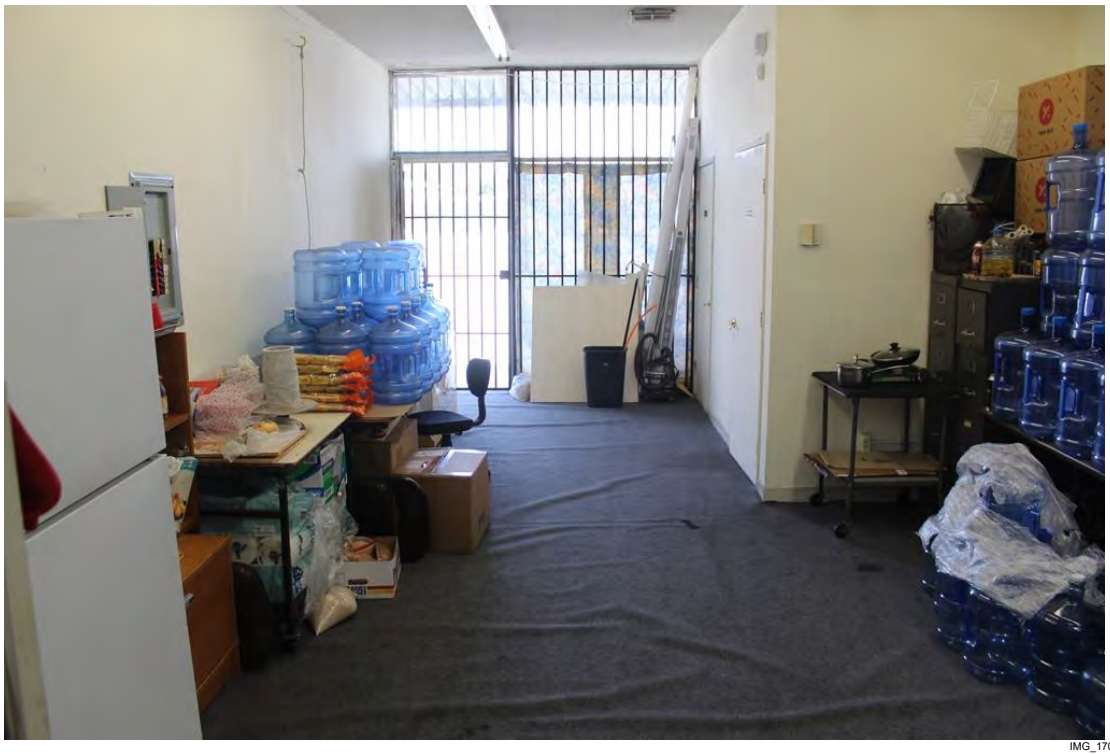

IMG_1703.jpg

Overview inside drinking water store.

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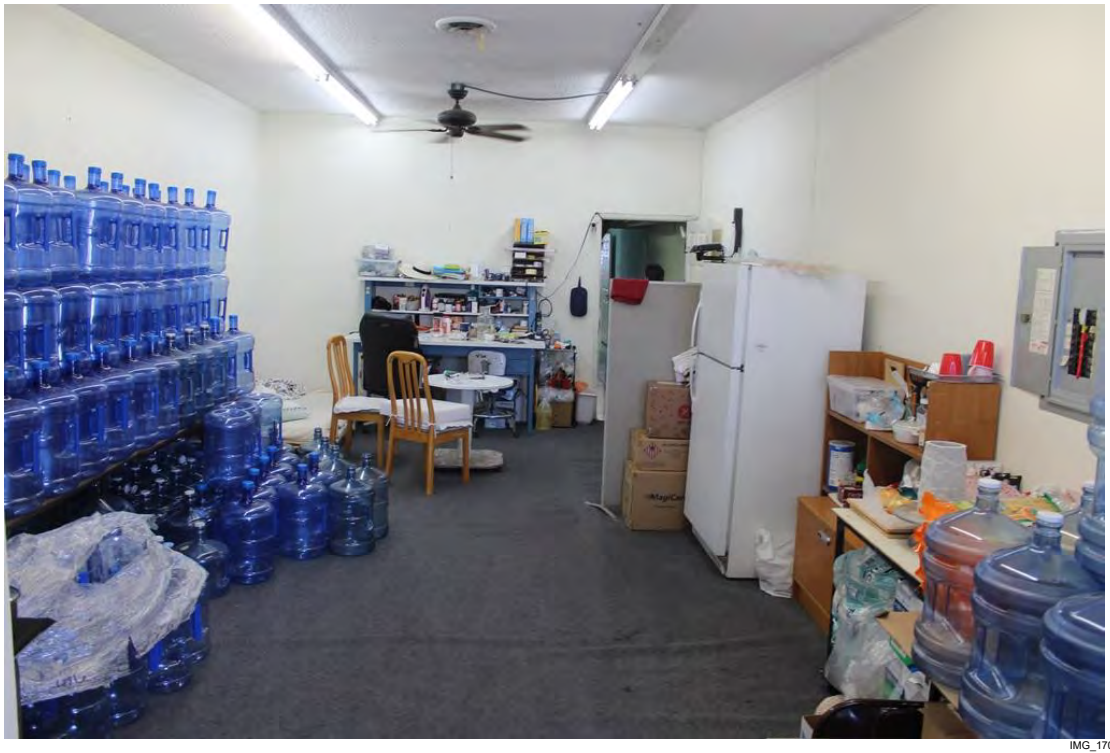
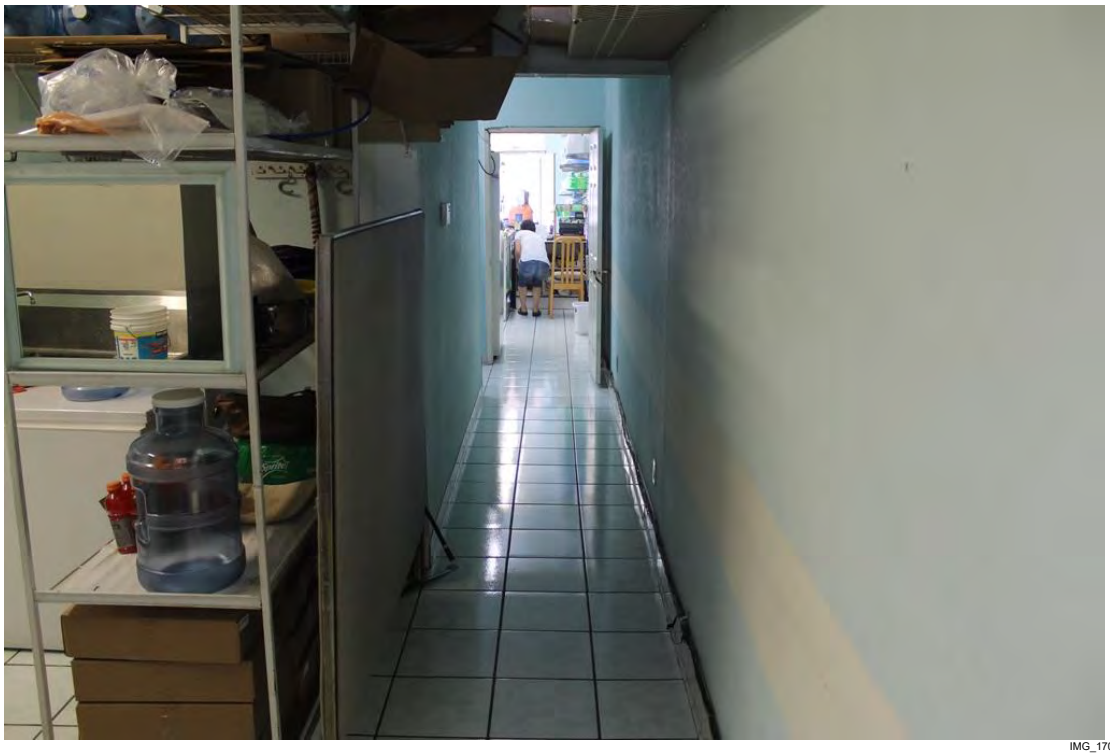


IMG_1704.jpg

Overview inside drinking water store.

127



IMG_1705.jpg

Overview inside drinking water store.

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IMG_1706.jpg

Overview inside drinking water store.

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IMG_1707.jpg

Overview inside drinking water store.

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IMG_1708.jpg

Overview inside drinking water store.

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IMG_1709.jpg

Overview inside drinking water store.

132

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IMG_1710.jpg

Overview inside drinking water store.

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IMG_1711.jpg

Overview of liquor store.

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IMG_1712.jpg

Overview inside liquor store.

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IMG_1713.jpg

Overview inside liquor store.

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IMG_1714.jpg

Overview inside liquor store.

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IMG_1715.jpg

Overview inside liquor store.

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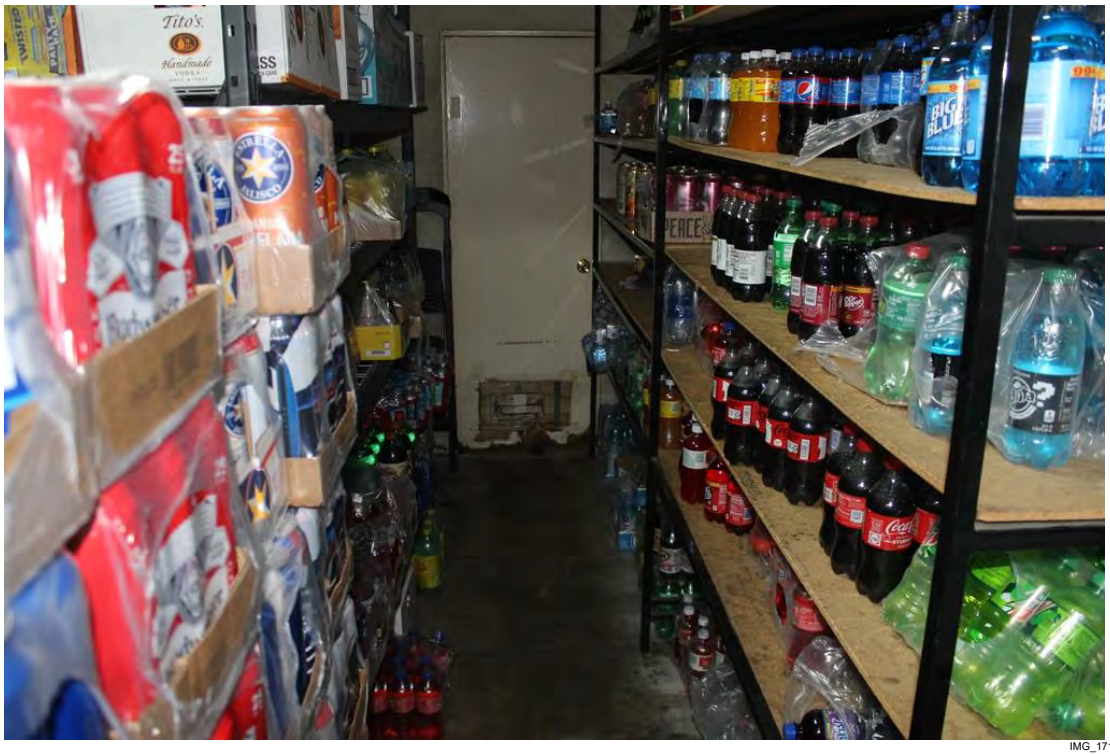

IMG_1716.jpg

Overview inside liquor store.

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IMG_1717.jpg

Overview inside liquor store.

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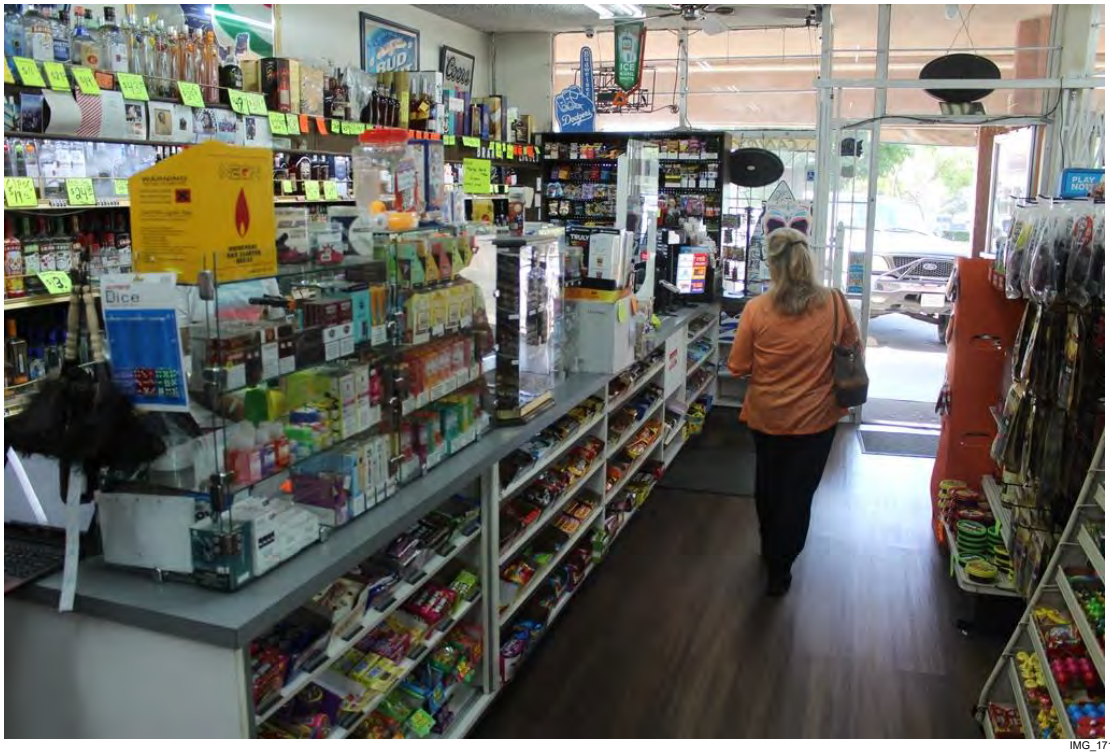

IMG_1718.jpg

Overview inside liquor store.

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IMG_1719.jpg

Overview of site looking south.

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Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1720.jpg

Overview of site looking southwest.

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IMG_1721.jpg

Overview of site looking southwest.

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Site Photographs

IMG_1722.jpg

Overview of site looking west.

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IMG_1723.jpg

Overview of site looking west with power poles

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IMG_1724.jpg

Overview of power pole on north border of site.

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IMG_1725.jpg

Overview of site looking east.

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Environmental Engineers

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Site Photographs

IMG_1726.jpg

Overview of site looking east.

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IMG_1727.jpg

Overview of site looking southeast.

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IMG_1728.jpg

Overview of site looking south.

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IMG_1729.jpg

Overview of site looking north.

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Environmental Engineers

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IMG_1730.jpg

Overview of site looking northeast.

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IMG_1731.jpg

Overview of site looking northeast.

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IMG_1732.jpg

Overview of site looking east.

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IMG_1733.jpg

Overview of site looking west.

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IMG_1734.jpg

Overview of site looking southwest.

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IMG_1735.jpg

Overview of site looking west.

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IMG_1736.jpg

Overview of site looking south.

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IMG_1737.jpg

Overview of site looking north.

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IMG_1738.jpg

Overview of site looking northwest.

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IMG_1739.jpg

Overview of site looking west.

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IMG_1740.jpg

Overview of site looking west.

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IMG_1741.jpg

Overview of site looking southwest.

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Environmental Engineers

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IMG_1742.jpg

Overview of site looking west.

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IMG_1743.jpg

Overview of site looking southeast.

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Environmental Engineers

Ontario Plaza

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IMG_1744.jpg

Overview of site looking east.

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IMG_1745.jpg

Overview of site looking northeast.

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Ontario Plaza

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IMG_1746.jpg

Overview of site looking north with power pole.

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IMG_1747.jpg

Overview of power pole.

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Environmental Engineers

Ontario Plaza

Ontario, California

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IMG_1748.jpg

Overview of storm drain at eastern edge of site.

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IMG_1749.jpg

Overview of site looking south.

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Environmental Engineers

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IMG_1750.jpg

Overview of site looking southwest.

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IMG_1751.jpg

Overview of site looking west.

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IMG_1752.jpg

Overview of site looking west.

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IMG_1753.jpg

Overview of site looking east.

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Ontario Plaza

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IMG_1754.jpg

Overview of site looking east.

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IMG_1755.jpg

Overview of site looking north.

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IMG_1756.jpg

Overview of site looking north.

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IMG_1757.jpg

Overview of site looking northwest.

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Ontario Plaza

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IMG_1758.jpg

Overview of site looking north.

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IMG_1759.jpg

Overview of site looking north.

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IMG_1760.jpg

Overview of soil gas collection point.

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IMG_1761.jpg

Overview of soil gas collection point.

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IMG_1762.jpg

Overview of site looking north.

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IMG_1763.jpg

Overview of well box.

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IMG_1764.jpg

Overview of site looking east.

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IMG_1765.jpg

Overview of site looking east.

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Ontario, California

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Site Photographs

IMG_1766.jpg

Overview of site looking southeast.

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IMG_1767.jpg

Overview of site looking south.

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Ontario, California

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IMG_1768.jpg

Overview of site looking southwest.

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IMG_1769.jpg

Overview of site looking west.

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Environmental Engineers

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Ontario, California

July 26, 2022
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IMG_1770.jpg

Overview of site sampling point.

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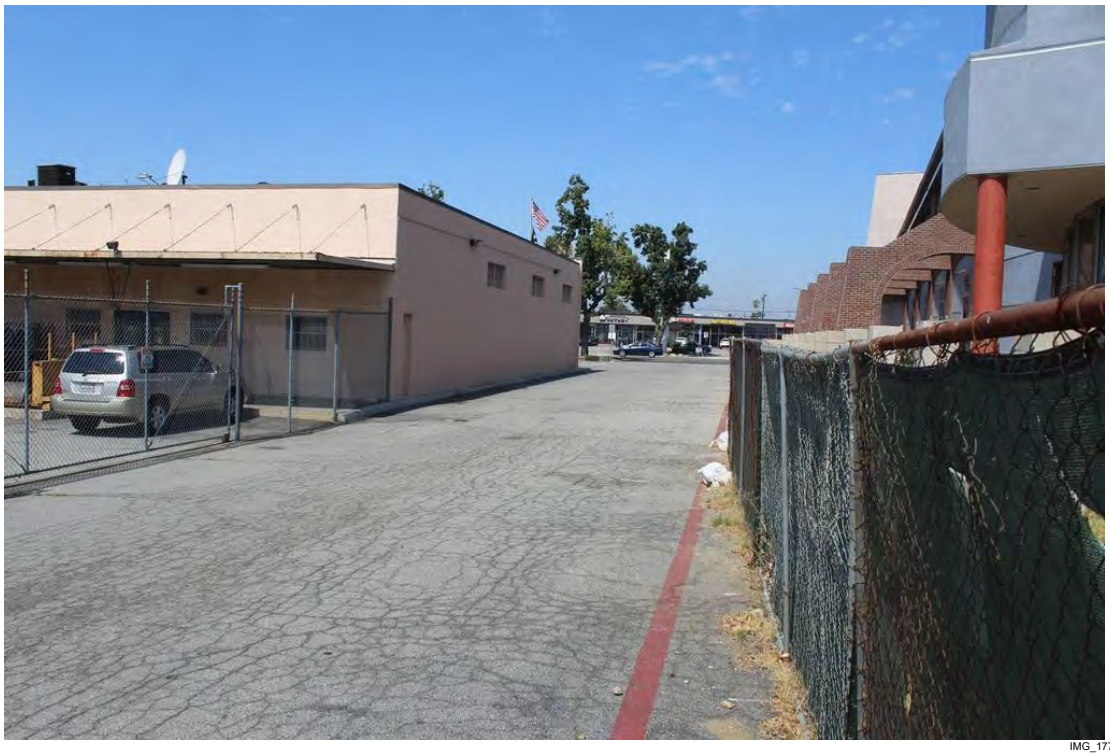

IMG_1771.jpg

Overview of post office looking west.

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Ontario Plaza

Ontario, California

July 26, 2022
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IMG_1772.jpg

Overview of post office looking southwest.

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IMG_1773.jpg

Overview of post office looking south.

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IMG_1774.jpg

Overview of site looking south.

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IMG_1775.jpg

Overview of site looking southeast.

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Ontario Plaza

Ontario, California

July 26, 2022
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IMG_1776.jpg

Overview of site looking east.

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IMG_1777.jpg

Overview of utility vault at post office portion of site.

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Ontario Plaza

Ontario, California

July 26, 2022
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IMG_1778.jpg

Overview of post office area looking south.

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IMG_1779.jpg

Overview of post office site looking southwest.

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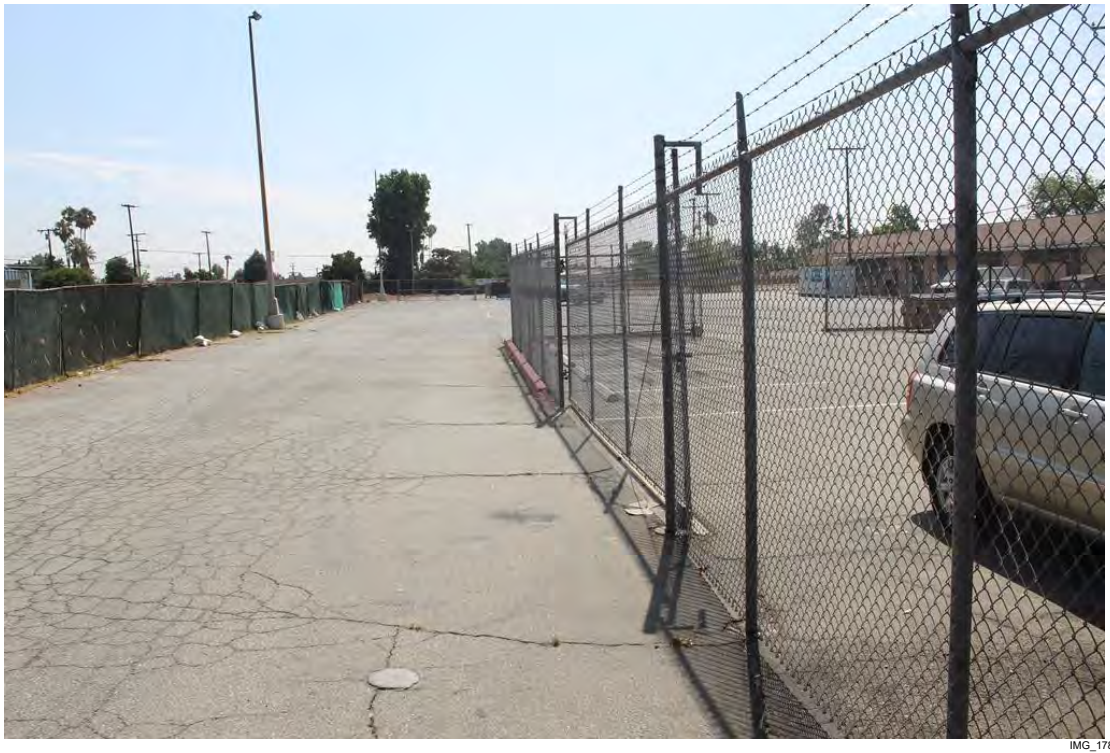
Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs



IMG_1780.jpg

Overview of site looking east.

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IMG_1781.jpg

Overview of utility box at post office.

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Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1782.jpg

Overview of post office looking east.

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IMG_1783.jpg

Overview of post office looking north.

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Ontario Plaza

Ontario, California

July 26, 2022
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IMG_1784.jpg

Overview of post office looking northeast.

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IMG_1785.jpg

Overview of site looking east.

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Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1786.jpg

Overview of site looking east.

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IMG_1787.jpg

Overview of site looking south.

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Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1788.jpg

Overview of post office are looking north.

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IMG_1789.jpg

Overview of site looking east.

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GeoKinetics
Geotechnical &
Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1790.jpg

Overview of Ontario Plaza site looking south.

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IMG_1791.jpg

Overview of Ontario Plaza site looking east.

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Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1792.jpg

Overview of site looking east.

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IMG_1793.jpg

Overview of power pole on eastern edge of site.

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Environmental Engineers

Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

IMG_1794.jpg

Overview of site looking north with post office in background.

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IMG_1795.jpg

Overview of storm drain in southwest portion of site.

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Ontario Plaza

Ontario, California

July 26, 2022
Site Photographs

APPENDIX C

ENVIRONMENTAL DATA
RESOURCES REPORT

Ontario- Watermarke
1028 4th Street
ONTARIO, CA 91762

Inquiry Number: 7036647.2s
June 29, 2022

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-LBC-KKT

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1028 4TH STREET
ONTARIO, CA 91762

COORDINATES

Latitude (North):	34.0784820 - 34ˆ 4' 42.53''
Longitude (West):	117.6689570 - 117ˆ 40' 8.24''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	438278.2
UTM Y (Meters):	3770865.2
Elevation:	1096 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12016009 ONTARIO, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1028 4TH STREET
ONTARIO, CA 91762

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ONTARIO PLAZA	1028 WEST 4TH STREET	ENVIROSTOR, VCP, DEED		TP
A2	ONTARIO PLAZA NORTH	1060 W FOURTH STREET	NPDES, CIWQS, CERS	Lower	1 ft.
A3	ONTARIO PLAZA NORTH	1060 W FOURTH STREET	FINDS, ECHO	Lower	1 ft.
A4	ROHMUND ENTERPRISES	1026 W FOURTH ST	EDR Hist Cleaner	Lower	20, 0.004, SSE
A5	FABRICARE CENTER	1026 W 4TH ST	RCRA NonGen / NLR	Lower	20, 0.004, SSE
A6	FABRICARE CTR	1026 W 4TH ST	DRYCLEANERS	Lower	20, 0.004, SSE
A7	FABRICARE CENTER	1026 W 4TH ST	DRYCLEANERS, EMI, San Bern. Co. Permit	Lower	20, 0.004, SSE
A8	CASA JIMENEZ MEXICAN	1050 W 4TH ST	San Bern. Co. Permit	Lower	21, 0.004, SW
B9	JASMINE CLEANERS	1129 N MOUNTAIN AVE	CERS HAZ WASTE, DRYCLEANERS, EMI, San Bern. Co....	Lower	95, 0.018, West
B10	JASMINE CLEANERS	1129 N MOUNTAIN AVE	EDR Hist Cleaner	Lower	95, 0.018, West
B11	JASMINE'S CLEANERS,	1129 N MOUNTAIN AVE	DRYCLEANERS	Lower	95, 0.018, West
B12	JASMINE CLEANERS, AD	1129 N MOUNTAIN AVE	DRYCLEANERS	Lower	95, 0.018, West
B13	JASMINE CLEANERS, AL	1129 N MOUNTAIN AVE	DRYCLEANERS	Lower	95, 0.018, West
B14	JASMINE CLEANERS	1129 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	95, 0.018, West
B15	REMINGTON JERRY DALE	1105 N MOUNTAIN	EDR Hist Auto	Lower	112, 0.021, WSW
C16	JACKS MOBIL	1055 N MOUNTAIN AVE	LUST, HIST UST, Cortese, CERS	Lower	234, 0.044, SW
C17	MEDLIN BEECHER	1055 N MOUNTAIN AVE	EDR Hist Auto	Lower	234, 0.044, SW
D18	AUTOZONE #3328	1060 N MOUNTAIN AVE	CERS HAZ WASTE, San Bern. Co. Permit, CERS	Lower	268, 0.051, SSW
D19	AUTOZONE INC #3328	1060 N MOUNTAIN STE	RCRA NonGen / NLR	Lower	268, 0.051, SSW
20	MOUNTAIN AVE ANIMAL	1155 N MOUNTAIN AVE	San Bern. Co. Permit	Higher	278, 0.053, NW
C21	ONTARIO FILTER PLANT	1120 E 4TH ST	San Bern. Co. Permit	Lower	302, 0.057, WSW
C22	RITE AID #5600	1050 N MOUNTAIN AVE	CERS HAZ WASTE, HAZNET, CERS, HWTS	Lower	360, 0.068, SSW
C23	RITE AID #5600	1050 N MOUNTAIN AVE	San Bern. Co. Permit	Lower	360, 0.068, SSW
C24	RITE AID #5600	1050 N MOUNTAIN AVE	RCRA-SQG	Lower	360, 0.068, SSW
C25	MOUNTAIN MOTORSPORTS	1025 N. MOUNTAIN AVE	RCRA NonGen / NLR	Lower	419, 0.079, SW
C26	ONTARIO NISSAN	1025 N MOUNTAIN	RCRA-SQG, SWEEPS UST, HWTS	Lower	419, 0.079, SW
C27	ONTARIO NISSAN	1025 NORTH MOUNTAIN	RCRA-SQG, HIST UST, CA FID UST, FINDS, ECHO, EMI,...	Lower	419, 0.079, SW
C28	MOUNTAIN MOTOR SPORT	1025 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	419, 0.079, SW
C29	MOUNTAIN MOTORSPORTS	1025 N MOUNTAIN AVE	CERS HAZ WASTE, San Bern. Co. Permit, CERS	Lower	419, 0.079, SW
C30	ONTARIO NISSAN	1025 NO MOUNTAIN	HIST UST, HAZNET, HWTS	Lower	419, 0.079, SW
E31	MOBIL #18-543	1055 MOUNTAIN	LUST, HIST CORTESE	Lower	514, 0.097, SSW
F32	EL SUPER 49	1000 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	528, 0.100, South
F33	ALBERTSON'S # 6590	1000 N MOUNTAIN AVE	CERS HAZ WASTE, HAZNET, San Bern. Co. Permit,...	Lower	528, 0.100, South
34	JOHN QUESADA	1138 W.. PRINCETON S	RCRA NonGen / NLR	Higher	601, 0.114, WNW
E35	CITY FIRE STATION #4	1005 N MOUNTAIN	San Bern. Co. Permit, CERS	Lower	673, 0.127, SSW
E36	FIRE STATION NO 4	1005 N MOUNTAIN AVE	HIST UST	Lower	673, 0.127, SSW
E37	FIRE STATION NO. 4	1005 N MOUNTAIN AVE	SWEEPS UST, CA FID UST	Lower	673, 0.127, SSW
E38	ONTARIO FIRE STATION	1005 N. MOUNTAIN AVE	RCRA-VSQG	Lower	673, 0.127, SSW
G39	DOLLAR TREE #06633	980 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	874, 0.166, SSW

MAPPED SITES SUMMARY

Target Property Address:
1028 4TH STREET
ONTARIO, CA 91762

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G40	DOLLAR TREE #06633	980 N MOUNTAIN AVE	CERS HAZ WASTE, San Bern. Co. Permit, CERS	Lower	874, 0.166, SSW
G41	FAMILY DOLLAR #8941	980 N MOUNTAIN AVE	San Bern. Co. Permit	Lower	874, 0.166, SSW
42	DELORES ZORNES	1006 W 5TH ST	RCRA NonGen / NLR	Higher	895, 0.170, NNE
G43	ONTARIO DENTAL CENTE	974 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	940, 0.178, SSW
44	UNOCAL #6418	1305 MOUNTAIN	LUST, HIST CORTESE	Higher	1052, 0.199, NW
H45	UNITED PACIFIC 0650	1305 N MOUNTAIN AVE	UST	Higher	1091, 0.207, NNW
H46	SERVICE STATION # 64	1305 NORTH MOUNTAIN	Notify 65	Higher	1091, 0.207, NNW
H47	APRO LLC DBA UNITED	1305 N MOUNTAIN AVE	RCRA NonGen / NLR	Higher	1091, 0.207, NNW
H48	TOSCO SS # 31172-641	1305 N MOUNTAIN AVE	UST	Higher	1091, 0.207, NNW
H49	UNOCAL 76	1305 N MOUNTAIN AVE	SWEEPS UST, CA FID UST	Higher	1091, 0.207, NNW
H50	GOLDEN STATE ENTERPR	1305 N MOUNTAIN AVE	RCRA NonGen / NLR	Higher	1091, 0.207, NNW
H51	UNION OIL SERVICE ST	1305 N MOUNTAIN AVEN	LUST, CERS HAZ WASTE, HIST UST, CERS TANKS,...	Higher	1091, 0.207, NNW
52	FRANCO WONG AND EDIT	1240 W ROSEWOOD CT	RCRA NonGen / NLR	Lower	1206, 0.228, WSW
I53	UNOCAL #4383	860	LUST, HIST CORTESE	Lower	1459, 0.276, South
I54	UNION OIL SERVICE ST	860 NORTH MOUNTAIN A	LUST, HIST UST, Cortese, HAZNET, San Bern. Co....	Lower	1461, 0.277, South
I55	SHELL #859	859 MOUNTAIN AVE	LUST, HIST CORTESE, CERS	Lower	1484, 0.281, SSW
I56	SHELL SERVICE STATIO	859 NORTH MOUNTAIN A	Notify 65	Lower	1484, 0.281, SSW
I57	PALM SPRINGS OIL COM	859 N MOUNTAIN AVE	LUST, HIST UST, Cortese, San Bern. Co. Permit,...	Lower	1484, 0.281, SSW
J58	ALAMEDA MANAGEMENT (	1333 MOUNTAIN AVE	LUST, SWEEPS UST, CA FID UST, HAZNET, HIST...	Higher	1529, 0.290, NNW
J59	DEMOLISHED GASOLINE	1333 N. MOUNTAIN BLV	Notify 65	Higher	1529, 0.290, NNW
J60	ALAMEDA MANAGEMENT (	1333 N MOUNTAIN AVE	LUST, CERS HAZ WASTE, Cortese, San Bern. Co....	Higher	1529, 0.290, NNW
I61	FORMER SHELL STATION	859 MOUNTAIN AVENUE	LUST, Cortese	Lower	1631, 0.309, South
K62	ARCO #9689	808 N MOUNTAIN AVE	LUST, CERS	Lower	1934, 0.366, South
K63	ARCO #9689	808 N MOUNTAIN AVE	Cortese, HAZNET, HWTS	Lower	1934, 0.366, South
64	MOUNTAIN SQUARE CLEA	384 AND 386 SOUTH MO	ENVIROSTOR, VCP	Higher	3502, 0.663, North
65	CHAFFEY HIGH SCHOOL	1245 NORTH EUCLID AV	ENVIROSTOR, SCH	Higher	5125, 0.971, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
ONTARIO PLAZA 1028 WEST 4TH STREET ONTARIO, CA 91762	ENVIROSTOR Facility Id: 60001166 Status: Active VCP Status: Active Facility Id: 60001166 DEED Status: ACTIVE Envirostor ID: 60001166	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information

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

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees

INDIAN RESERV - Indian Reservations
FUSRAP - Formerly Utilized Sites Remedial Action Program
UMTRA - Uranium Mill Tailings Sites
LEAD SMELTERS - Lead Smelter Sites
US AIRS - Aerometric Information Retrieval System Facility Subsystem
US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
DOCKET HWC - Hazardous Waste Compliance Docket Listing
UXO - Unexploded Ordnance Sites
FUELS PROGRAM - EPA Fuels Program Registered Listing
CA BOND EXP. PLAN - Bond Expenditure Plan
CUPA Listings - CUPA Resources List
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HAZNET - Facility and Manifest Data
ICE - ICE
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
MINES MRDS - Mineral Resources Data System
HWTS - Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID #5600 EPA ID:: CAR000209635	1050 N MOUNTAIN AVE	SSW 0 - 1/8 (0.068 mi.)	C24	96
ONTARIO NISSAN EPA ID:: CAD981442411	***1025 N MOUNTAIN***	***SW 0 - 1/8 (0.079 mi.)***	***C26***	***108***
ONTARIO NISSAN EPA ID:: CAD981164809	***1025 NORTH MOUNTAIN***	***SW 0 - 1/8 (0.079 mi.)***	***C27***	***112***

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 06/20/2022 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO FIRE STATION EPA ID:: CAC002613888	1005 N. MOUNTAIN AVE	SSW 1/8 - 1/4 (0.127 mi.)	E38	176

EXECUTIVE SUMMARY

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/24/2022 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN SQUARE CLEA	***384 AND 386 SOUTH MO***	***N 1/2 - 1 (0.663 mi.)***	***64***	***279***
Facility Id: 60002484				
Status: Active				
CHAFFEY HIGH SCHOOL	***1245 NORTH EUCLID AV***	***E 1/2 - 1 (0.971 mi.)***	***65***	***285***
Facility Id: 60002220				
Status: No Action Required				

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 12 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #6418	***1305 MOUNTAIN***	***NW 1/8 - 1/4 (0.199 mi.)***	***44***	***190***
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Facility Status: Case Closed				
Global ID: T0607100175				
UNION OIL SERVICE ST	***1305 N MOUNTAIN AVEN***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H51***	***199***
Database: LUST, Date of Government Version: 05/23/2022				
Status: Completed - Case Closed				
Global Id: T0607100175				
ALAMEDA MANAGEMENT (	***1333 MOUNTAIN AVE***	***NNW 1/4 - 1/2 (0.290 mi.)***	***J58***	***237***
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Facility Status: Case Closed				
Global ID: T0607100216				
ALAMEDA MANAGEMENT (	***1333 N MOUNTAIN AVE***	***NNW 1/4 - 1/2 (0.290 mi.)***	***J60***	***265***
Database: LUST, Date of Government Version: 05/23/2022				
Status: Completed - Case Closed				
Global Id: T0607100216				

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACKS MOBIL	***1055 N MOUNTAIN AVE***	***SW 0 - 1/8 (0.044 mi.)***	***C16***	***54***
Database: LUST, Date of Government Version: 05/23/2022				

Status: Completed - Case Closed
Global Id: T0607100053

MOBIL #18-543 ***1055 MOUNTAIN*** ***SSW 0 - 1/8 (0.097 mi.)*** ***E31*** ***153***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Facility Status: Case Closed
Global ID: T0607100053

UNOCAL #4383 ***860*** ***S 1/4 - 1/2 (0.276 mi.)*** ***I53*** ***222***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Facility Status: Case Closed
Global ID: T0607100445

UNION OIL SERVICE ST ***860 NORTH MOUNTAIN A*** ***S 1/4 - 1/2 (0.277 mi.)*** ***I54*** ***223***
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Global Id: T0607100445

SHELL #859 ***859 MOUNTAIN AVE*** ***SSW 1/4 - 1/2 (0.281 mi.)*** ***I55*** ***230***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Facility Status: Case Closed
Global Id: T0607174240
Global ID: T0607100110

PALM SPRINGS OIL COM ***859 N MOUNTAIN AVE*** ***SSW 1/4 - 1/2 (0.281 mi.)*** ***I57*** ***233***
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Global Id: T0607100110

FORMER SHELL STATION ***859 MOUNTAIN AVENUE*** ***S 1/4 - 1/2 (0.309 mi.)*** ***I61*** ***272***
Database: LUST REG 8, Date of Government Version: 02/14/2005
Facility Status: Case Closed
Global ID: T0607174240

ARCO #9689 ***808 N MOUNTAIN AVE*** ***S 1/4 - 1/2 (0.366 mi.)*** ***K62*** ***273***
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Global Id: T0607100457

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNITED PACIFIC 0650 Database: UST, Date of Government Version: 03/07/2022 Facility Id: FA0006742	1305 N MOUNTAIN AVE	NNW 1/8 - 1/4 (0.207 mi.)	H45	191
TOSCO SS # 31172-641 Database: UST, Date of Government Version: 03/07/2022	1305 N MOUNTAIN AVE	NNW 1/8 - 1/4 (0.207 mi.)	H48	195

EXECUTIVE SUMMARY

Facility Id: 86009256

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/18/2022 has revealed that there are 7 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SERVICE ST	*1305 N MOUNTAIN AVEN*	*NNW 1/8 - 1/4 (0.207 mi.)*	*H51*	*199*

Lower Elevation	Address	Direction / Distance	Map ID	Page
JASMINE CLEANERS	*1129 N MOUNTAIN AVE*	*W 0 - 1/8 (0.018 mi.)*	*B9*	*37*
AUTOZONE #3328	*1060 N MOUNTAIN AVE*	*SSW 0 - 1/8 (0.051 mi.)*	*D18*	*57*
RITE AID #5600	*1050 N MOUNTAIN AVE*	*SSW 0 - 1/8 (0.068 mi.)*	*C22*	*65*
MOUNTAIN MOTORSPORTS	*1025 N MOUNTAIN AVE*	*SW 0 - 1/8 (0.079 mi.)*	*C29*	*120*
ALBERTSON'S # 6590	*1000 N MOUNTAIN AVE*	*S 0 - 1/8 (0.100 mi.)*	*F33*	*156*
DOLLAR TREE #06633	*980 N MOUNTAIN AVE*	*SSW 1/8 - 1/4 (0.166 mi.)*	*G40*	*181*

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL 76 Status: A Tank Status: A Comp Number: 55232	*1305 N MOUNTAIN AVE*	*NNW 1/8 - 1/4 (0.207 mi.)*	*H49*	*195*

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO NISSAN Status: A Tank Status: A Comp Number: 66470	*1025 N MOUNTAIN*	*SW 0 - 1/8 (0.079 mi.)*	*C26*	*108*
FIRE STATION NO. 4	*1005 N MOUNTAIN AVE*	*SSW 1/8 - 1/4 (0.127 mi.)*	*E37*	*175*

Status: A
Tank Status: A
Comp Number: 23354

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SERVICE ST Facility Id: 00000055232	***1305 N MOUNTAIN AVEN***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H51***	***199***

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACKS MOBIL Facility Id: 00000051118	***1055 N MOUNTAIN AVE***	***SW 0 - 1/8 (0.044 mi.)***	***C16***	***54***
ONTARIO NISSAN Facility Id: 00000066470	***1025 NORTH MOUNTAIN***	***SW 0 - 1/8 (0.079 mi.)***	***C27***	***112***
ONTARIO NISSAN FIRE STATION NO 4 Facility Id: 00000023354	***1025 NO MOUNTAIN*** 1005 N MOUNTAIN AVE	***SW 0 - 1/8 (0.079 mi.)*** SSW 1/8 - 1/4 (0.127 mi.)	***C30*** E36	***128*** 175

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/18/2022 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SERVICE ST	***1305 N MOUNTAIN AVEN***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H51***	***199***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL 76 Facility Id: 36001575 Status: A	***1305 N MOUNTAIN AVE***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H49***	***195***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO NISSAN Facility Id: 36002608 Status: A	***1025 NORTH MOUNTAIN***	***SW 0 - 1/8 (0.079 mi.)***	***C27***	***112***
FIRE STATION NO. 4	***1005 N MOUNTAIN AVE***	***SSW 1/8 - 1/4 (0.127 mi.)***	***E37***	***175***

Facility Id: 36002265
Status: A

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/20/2022 has revealed that there are 13 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JOHN QUESADA EPA ID:: CAC003135304	1138 W.. PRINCETON S	WNW 0 - 1/8 (0.114 mi.)	34	169
DELORES ZORNES EPA ID:: CAC003022000	1006 W 5TH ST	NNE 1/8 - 1/4 (0.170 mi.)	42	185
APRO LLC DBA UNITED EPA ID:: CAL000453846	1305 N MOUNTAIN AVE	NNW 1/8 - 1/4 (0.207 mi.)	H47	192
GOLDEN STATE ENTERPR EPA ID:: CAL000392833	1305 N MOUNTAIN AVE	NNW 1/8 - 1/4 (0.207 mi.)	H50	196

Lower Elevation	Address	Direction / Distance	Map ID	Page
FABRICARE CENTER EPA ID:: CAD028832848	1026 W 4TH ST	SSE 0 - 1/8 (0.004 mi.)	A5	29
JASMINE CLEANERS EPA ID:: CAL000361724	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B14	51
AUTOZONE INC #3328 EPA ID:: CAL000207657	1060 N MOUNTAIN STE	SSW 0 - 1/8 (0.051 mi.)	D19	61
MOUNTAIN MOTORSPORTS EPA ID:: CAC002980320	1025 N. MOUNTAIN AVE	SW 0 - 1/8 (0.079 mi.)	C25	106
MOUNTAIN MOTOR SPORT EPA ID:: CAL000232267	1025 N MOUNTAIN AVE	SW 0 - 1/8 (0.079 mi.)	C28	118
EL SUPER 49 EPA ID:: CAL000404400	1000 N MOUNTAIN AVE	S 0 - 1/8 (0.100 mi.)	F32	154
DOLLAR TREE #06633 EPA ID:: CAL000410819	980 N MOUNTAIN AVE	SSW 1/8 - 1/4 (0.166 mi.)	G39	179
ONTARIO DENTAL CENTE EPA ID:: CAL000391017	974 N MOUNTAIN AVE	SSW 1/8 - 1/4 (0.178 mi.)	G43	188
FRANCO WONG AND EDIT EPA ID:: CAC003134865	1240 W ROSEWOOD CT	WSW 1/8 - 1/4 (0.228 mi.)	52	220

EXECUTIVE SUMMARY

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 05/13/2022 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO PLAZA NORTH	***1060 W FOURTH STREET***	***0 - 1/8 (0.000 mi.)***	***A3***	***28***
Registry ID:: 110070093859				

ECHO: ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

A review of the ECHO list, as provided by EDR, and dated 04/02/2022 has revealed that there is 1 ECHO site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO PLAZA NORTH	***1060 W FOURTH STREET***	***0 - 1/8 (0.000 mi.)***	***A3***	***28***
Registry ID: 110070093859				

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 03/21/2022 has revealed that there are 7 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNION OIL SERVICE ST	***1305 N MOUNTAIN AVEN***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H51***	***199***
Cleanup Status: COMPLETED - CASE CLOSED				
ALAMEDA MANAGEMENT (	***1333 N MOUNTAIN AVE***	***NNW 1/4 - 1/2 (0.290 mi.)***	***J60***	***265***
Cleanup Status: COMPLETED - CASE CLOSED				

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACKS MOBIL	***1055 N MOUNTAIN AVE***	***SW 0 - 1/8 (0.044 mi.)***	***C16***	***54***
Cleanup Status: COMPLETED - CASE CLOSED				
UNION OIL SERVICE ST	***860 NORTH MOUNTAIN A***	***S 1/4 - 1/2 (0.277 mi.)***	***I54***	***223***
Cleanup Status: COMPLETED - CASE CLOSED				
PALM SPRINGS OIL COM	***859 N MOUNTAIN AVE***	***SSW 1/4 - 1/2 (0.281 mi.)***	***I57***	***233***
Cleanup Status: COMPLETED - CASE CLOSED				
FORMER SHELL STATION	***859 MOUNTAIN AVENUE***	***S 1/4 - 1/2 (0.309 mi.)***	***I61***	***272***
Cleanup Status: COMPLETED - CASE CLOSED				
ARCO #9689	***808 N MOUNTAIN AVE***	***S 1/4 - 1/2 (0.366 mi.)***	***K63***	***275***

Cleanup Status: COMPLETED - CASE CLOSED

DRYCLEANERS: 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 cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 6 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FABRICARE CTR	1026 W 4TH ST	SSE 0 - 1/8 (0.004 mi.)	A6	32
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				
FABRICARE CENTER	***1026 W 4TH ST***	***SSE 0 - 1/8 (0.004 mi.)***	***A7***	***32***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				
Database: DRYCLEANERS, Date of Government Version: 08/27/2021				
EPA Id: CAD028832848				
JASMINE CLEANERS	***1129 N MOUNTAIN AVE***	***W 0 - 1/8 (0.018 mi.)***	***B9***	***37***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				
Database: DRYCLEANERS, Date of Government Version: 08/27/2021				
EPA Id: CAL000361724				
EPA Id: CAL000292093				
EPA Id: CAL000104552				
JASMINE'S CLEANERS,	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B11	50
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				
JASMINE CLEANERS, AD	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B12	50
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				
JASMINE CLEANERS, AL	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B13	51
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022				

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 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNOCAL #6418	***1305 MOUNTAIN***	***NW 1/8 - 1/4 (0.199 mi.)***	***44***	***190***
Reg Id: 083601471T				
ALAMEDA MANAGEMENT (	***1333 MOUNTAIN AVE***	***NNW 1/4 - 1/2 (0.290 mi.)***	***J58***	***237***
Reg Id: 083601797T				

Lower Elevation	Address	Direction / Distance	Map ID	Page
MOBIL #18-543	***1055 MOUNTAIN***	***SSW 0 - 1/8 (0.097 mi.)***	***E31***	***153***
Reg Id: 083600542T				
UNOCAL #4383	***860***	***S 1/4 - 1/2 (0.276 mi.)***	***I53***	***222***

Reg Id: 083603005T

SHELL #859	***859 MOUNTAIN AVE***	***SSW 1/4 - 1/2 (0.281 mi.)***	***I55***	***230***
Reg Id: 083601003T				

NPDES: A listing of NPDES permits, including stormwater.

A review of the NPDES list, as provided by EDR, and dated 02/07/2022 has revealed that there is 1 NPDES site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO PLAZA NORTH	***1060 W FOURTH STREET***	***0 - 1/8 (0.000 mi.)***	***A2***	***18***
Facility Status: Active				

San Bern. Co. Permit: San Bernardino County Fire Department Hazardous Materials Division.

A review of the San Bern. Co. Permit list, as provided by EDR, and dated 05/12/2022 has revealed that there are 13 San Bern. Co. Permit sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN AVE ANIMAL	1155 N MOUNTAIN AVE	NW 0 - 1/8 (0.053 mi.)	20	64
Facility Status: INACTIVE				
Facility Id: FA0004869				
UNION OIL SERVICE ST	***1305 N MOUNTAIN AVEN***	***NNW 1/8 - 1/4 (0.207 mi.)***	***H51***	***199***
Facility Status: ACTIVE				
Facility Id: FA0006742				

Lower Elevation	Address	Direction / Distance	Map ID	Page
FABRICARE CENTER	***1026 W 4TH ST***	***SSE 0 - 1/8 (0.004 mi.)***	***A7***	***32***
Facility Status: INACTIVE				
Facility Id: FA0002992				
CASA JIMENEZ MEXICAN	1050 W 4TH ST	SW 0 - 1/8 (0.004 mi.)	A8	37
Facility Status: INACTIVE				
Facility Id: FA0012418				
JASMINE CLEANERS	***1129 N MOUNTAIN AVE***	***W 0 - 1/8 (0.018 mi.)***	***B9***	***37***
Facility Status: ACTIVE				
Facility Id: FA0004100				
AUTOZONE #3328	***1060 N MOUNTAIN AVE***	***SSW 0 - 1/8 (0.051 mi.)***	***D18***	***57***
Facility Status: ACTIVE				
Facility Status: INACTIVE				
Facility Id: FA0001229				
ONTARIO FILTER PLANT	1120 E 4TH ST	WSW 0 - 1/8 (0.057 mi.)	C21	64
Facility Status: INACTIVE				
Facility Id: FA0002037				
RITE AID #5600	1050 N MOUNTAIN AVE	SSW 0 - 1/8 (0.068 mi.)	C23	95
Facility Status: ACTIVE				
Facility Status: INACTIVE				
Facility Id: FA0005726				
MOUNTAIN MOTORSPORTS	***1025 N MOUNTAIN AVE***	***SW 0 - 1/8 (0.079 mi.)***	***C29***	***120***

Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0008275 Facility Id: FA0006902				
ALBERTSON'S # 6590 Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0017250 Facility Id: FA0007499	***1000 N MOUNTAIN AVE***	***S 0 - 1/8 (0.100 mi.)***	***F33***	***156***
CITY FIRE STATION #4 Facility Status: ACTIVE Facility Id: FA0002020	***1005 N MOUNTAIN***	***SSW 1/8 - 1/4 (0.127 mi.)***	***E35***	***172***
DOLLAR TREE #06633 Facility Status: ACTIVE Facility Status: FEE EXEMPT Facility Id: FA0016707	***980 N MOUNTAIN AVE***	***SSW 1/8 - 1/4 (0.166 mi.)***	***G40***	***181***
FAMILY DOLLAR #8941 Facility Status: INACTIVE Facility Id: FA0014154	980 N MOUNTAIN AVE	SSW 1/8 - 1/4 (0.166 mi.)	G41	185

Notify 65: 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.

A review of the Notify 65 list, as provided by EDR, and dated 03/11/2022 has revealed that there are 3 Notify 65 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATION # 64	1305 NORTH MOUNTAIN	NNW 1/8 - 1/4 (0.207 mi.)	H46	192
DEMOLISHED GASOLINE	1333 N. MOUNTAIN BLV	NNW 1/4 - 1/2 (0.290 mi.)	J59	265
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
SHELL SERVICE STATIO	859 NORTH MOUNTAIN A	SSW 1/4 - 1/2 (0.281 mi.)	I56	233

CIWQS: The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

A review of the CIWQS list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO PLAZA NORTH	***1060 W FOURTH STREET***	***0 - 1/8 (0.000 mi.)***	***A2***	***18***

CERS: The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

A review of the CERS list, as provided by EDR, and dated 01/18/2022 has revealed that there is 1 CERS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ONTARIO PLAZA NORTH	***1060 W FOURTH STREET***	***0 - 1/8 (0.000 mi.)***	***A2***	***18***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: 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.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
REMINGTON JERRY DALE	1105 N MOUNTAIN	WSW 0 - 1/8 (0.021 mi.)	B15	54
MEDLIN BEECHER	1055 N MOUNTAIN AVE	SW 0 - 1/8 (0.044 mi.)	C17	57

EDR Hist Cleaner: 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 Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

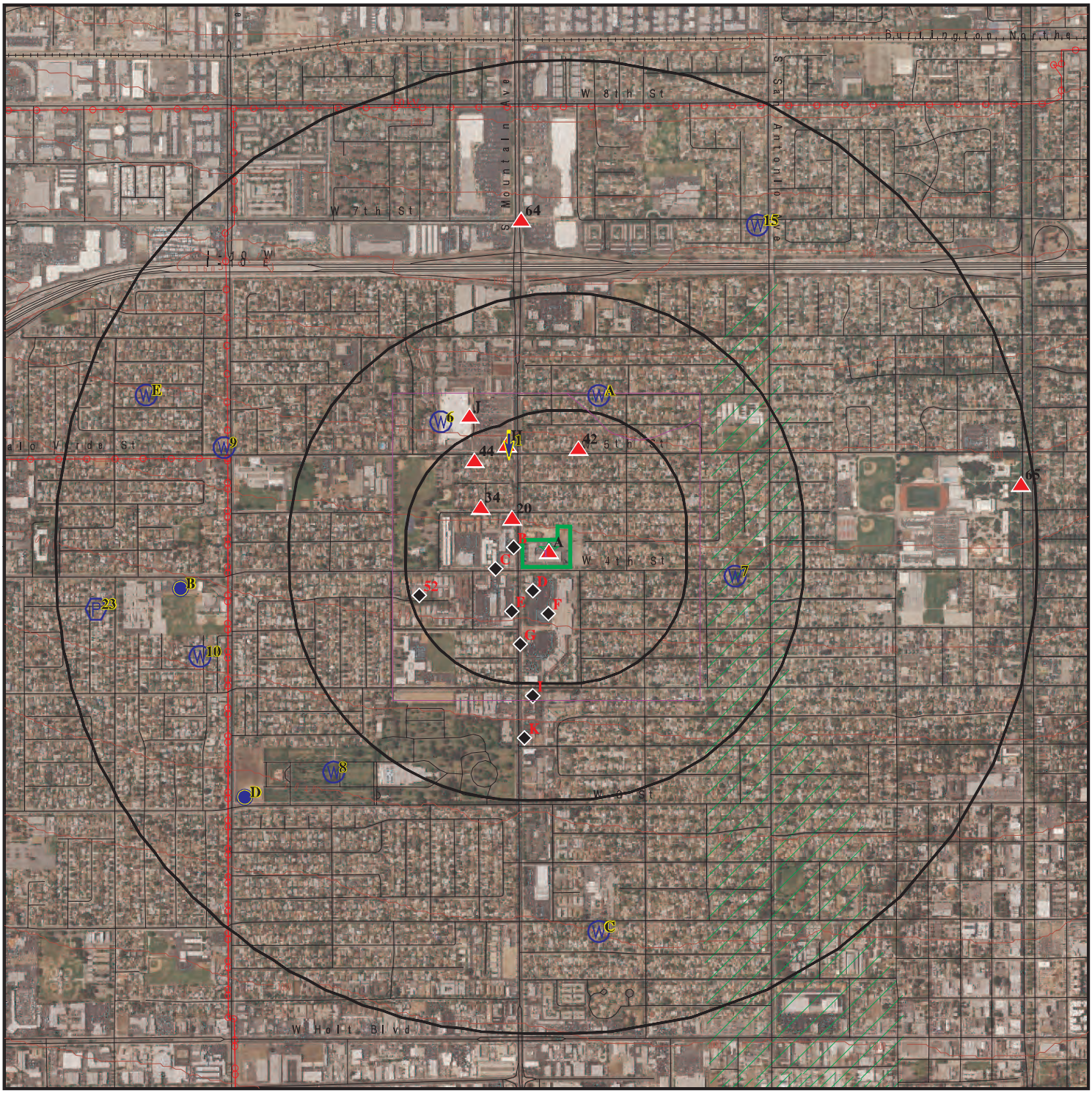
Lower Elevation	Address	Direction / Distance	Map ID	Page
ROHMUND ENTERPRISES	1026 W FOURTH ST	SSE 0 - 1/8 (0.004 mi.)	A4	29
JASMINE CLEANERS	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B10	49

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 9 records.

Site Name	Database(s)
THE EXCHANGE ONTARIO CTR	CIWQS
ONTARIO FIRE STATION #5	RGA LUST
ONTARIO DYY WELLHEAD TREATMENT FAC	NPDES
	CDL
DIAMOND 1 HR CLEANERS	DRYCLEANERS
MOUNTAIN SQUARE CLEANERS INC	DRYCLEANERS
PRO CLEANERS & LAUNDRY	DRYCLEANERS
V & M CLEANERS	DRYCLEANERS
ONTARIO SITE DISCOVERY	ENVIROSTOR

OVERVIEW MAP - 7036647.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

N

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:	Ontario- Watermarke	CLIENT:	Geokinetics
ADDRESS:	1028 4th Street ONTARIO CA 91762	CONTACT:	Salina Marsh
		INQUIRY #:	7036647.2s
LAT/LONG:	34.078482 / 117.668957	DATE:	June 29, 2022 4:01 pm

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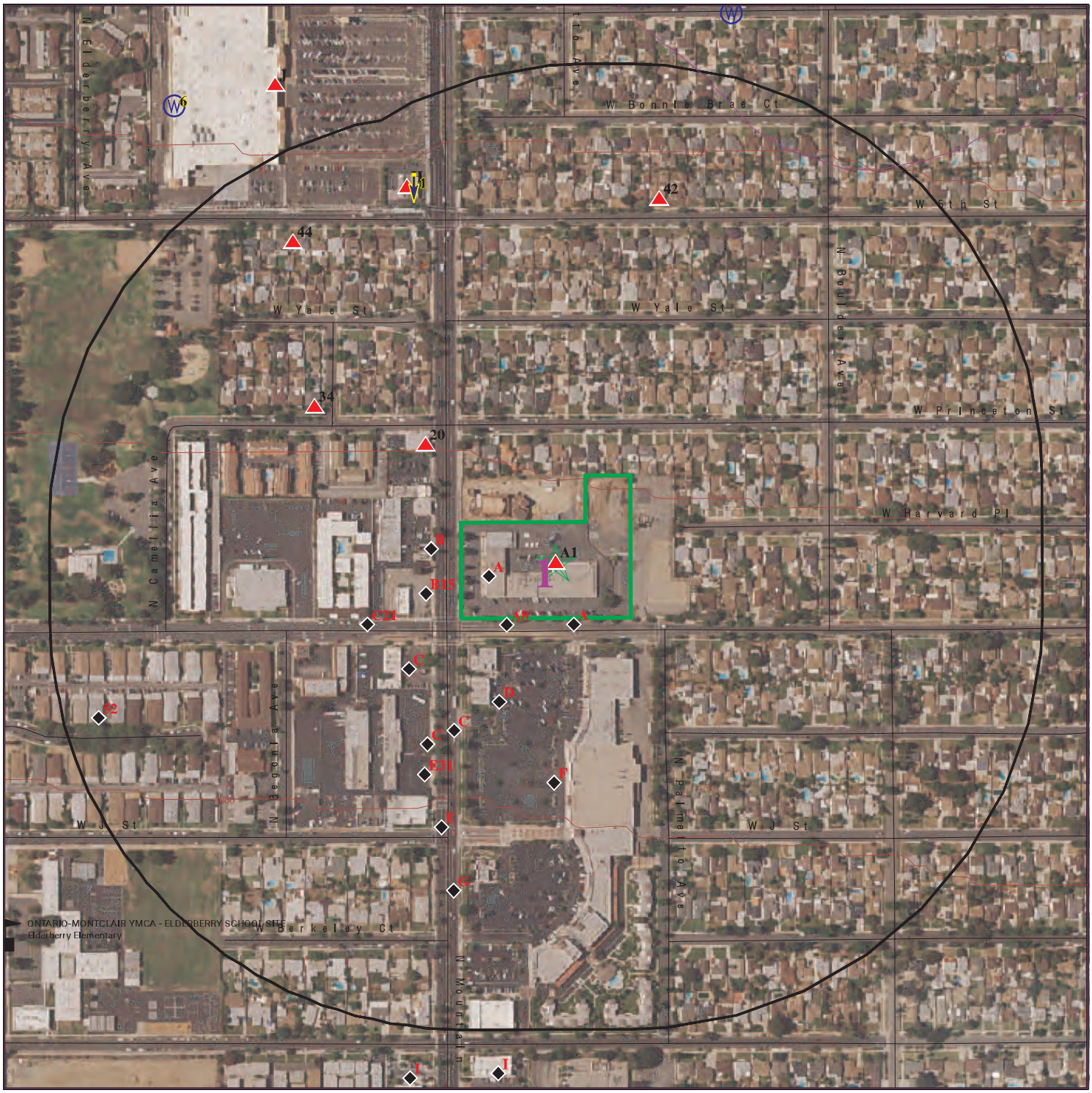
DETAIL MAP - 7036647.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Ontario- Watermarke	CLIENT:	Geokinetics
ADDRESS:	1028 4th Street ONTARIO CA 91762	CONTACT:	Salina Marsh
		INQUIRY #:	7036647.2s
LAT/LONG:	34.078482 / 117.668957	DATE:	June 29, 2022 4:02 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		3	0	NR	NR	NR	3
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000	1	0	0	0	2	NR	3
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		2	2	8	NR	NR	12
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500	1	0	0	0	NR	NR	1
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		5	2	NR	NR	NR	7
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	2	NR	NR	NR	3
HIST UST	0.250		3	2	NR	NR	NR	5
CERS TANKS	0.250		0	1	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST	0.250		1	2	NR	NR	NR	3
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500	1	0	0	0	NR	NR	1
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		7	6	NR	NR	NR	13
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		1	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		1	NR	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		1	1	5	NR	NR	7
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		6	0	NR	NR	NR	6
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	1	3	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		1	NR	NR	NR	NR	1
San Bern. Co. Permit	0.250		9	4	NR	NR	NR	13
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	1	2	0	NR	3
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		1	NR	NR	NR	NR	1
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		3	48	27	18	2	0	98

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property — **ONTARIO PLAZA**, **1028 WEST 4TH STREET**, **ONTARIO, CA 91762** — **ENVIROSTOR VCP DEED** — **S126982061 N/A**

Site 1 of 8 in cluster A

Actual: 1096 ft.

ENVIROSTOR:

Name:	ONTARIO PLAZA
Address:	1028 WEST 4TH STREET
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	60001166
Status:	Active
Status Date:	10/13/2020
Site Code:	401934
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	4.4
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Natasha Dipietro
Supervisor:	Maryam Tasnif-Abbasi
Division Branch:	Cleanup Cypress
Assembly:	52
Senate:	20
Special Program:	Voluntary Cleanup Program
Restricted Use:	YES
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.07787
Longitude:	-117.6700
APN:	1008-522-01, 1008-522-02, 1008-522-03
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE
Confirmed COC:	Tetrachloroethylene (PCE
Potential Description:	SOIL, SV
Alias Name:	1008-522-01
Alias Type:	APN
Alias Name:	1008-522-02
Alias Type:	APN
Alias Name:	1008-522-03
Alias Type:	APN
Alias Name:	401488
Alias Type:	Project Code (Site Code)
Alias Name:	401934
Alias Type:	Project Code (Site Code)
Alias Name:	60001166
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Standard Voluntary Agreement
Completed Date:	09/16/2009
Comments:	Agreement fully executed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	12/19/2019

ONTARIO PLAZA (Continued) **S126982061**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 08/31/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 11/13/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/17/2015
Comments: Annual Cost Estimate emailed and mailed to RP.

Completed Area Name: Area A
Completed Sub Area Name: Area A
Completed Document Type: No Further Action Letter
Completed Date: 10/18/2016
Comments: DTSC granted No further Action for Area A. Area A is comprised of 5.2 acres.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/20/2017
Comments: Land use covenant was completed and recorded, completing the requirements of the PEA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/10/2016
Comments: Annual cost estimate letter.

Completed Area Name: Area B
Completed Sub Area Name: Area B
Completed Document Type: Land Use Restriction
Completed Date: 12/20/2017
Comments: Land use covenant restricted property use to commercial/industrial use only.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 02/21/2019

ONTARIO PLAZA (Continued) **S126982061**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/23/2009
Comments: There was only one draft of the workplan. DTSC had no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/19/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 07/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Based on DTSC review of the of the SVE Pilot test results, DTSC requested a Soil Gas Survey Workplan to determine the current health risk at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/21/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/20/2013
Comments: DTSC identified minor discrepancies in the Report but Report modifications are not warranted; Conditional Approval of the Progress Report letter completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/24/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/26/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

ONTARIO PLAZA (Continued) **S126982061**

Completed Date: 10/23/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 03/02/2015
Comments: Joe Hwong conducted field work oversight during the soil gas investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/16/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/10/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/28/2015
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B
Completed Document Type: Public Notice
Completed Date: 11/19/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 09/09/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 09/03/2021
Comments: Not reported

Completed Area Name: Area A
Completed Sub Area Name: Area A
Completed Document Type: Correspondence
Completed Date: 10/18/2016
Comments: Not reported

ONTARIO PLAZA (Continued) **S126982061**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	08/27/2014
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	11/29/2011
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

VCP:

Name:	ONTARIO PLAZA
Address:	1028 WEST 4TH STREET
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	60001166
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	4.4
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Natasha Dipietro
Supervisor:	Maryam Tasnif-Abbasi
Division Branch:	Cleanup Cypress
Site Code:	401934
Assembly:	52
Senate:	20
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	10/13/2020
Restricted Use:	YES
Funding:	Responsible Party
Lat/Long:	34.07787 / -117.6700
APN:	1008-522-01, 1008-522-02, 1008-522-03
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	SOIL, SV
Alias Name:	1008-522-01
Alias Type:	APN
Alias Name:	1008-522-02
Alias Type:	APN
Alias Name:	1008-522-03

ONTARIO PLAZA (Continued) **S126982061**

Alias Type: APN
Alias Name: 401488
Alias Type: Project Code (Site Code)
Alias Name: 401934
Alias Type: Project Code (Site Code)
Alias Name: 60001166
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 09/16/2009
Comments: Agreement fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/19/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 08/31/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 11/13/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/17/2015
Comments: Annual Cost Estimate emailed and mailed to RP.

Completed Area Name: Area A
Completed Sub Area Name: Area A
Completed Document Type: No Further Action Letter
Completed Date: 10/18/2016
Comments: DTSC granted No further Action for Area A. Area A is comprised of 5.2 acres.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 12/20/2017
Comments: Land use covenant was completed and recorded, completing the requirements of the PEA.

ONTARIO PLAZA (Continued) **S126982061**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/10/2016
Comments: Annual cost estimate letter.

Completed Area Name: Area B
Completed Sub Area Name: Area B
Completed Document Type: Land Use Restriction
Completed Date: 12/20/2017
Comments: Land use covenant restricted property use to commercial/industrial use only.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 02/21/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/23/2009
Comments: There was only one draft of the workplan. DTSC had no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 10/19/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot Study/Treatability Workplan
Completed Date: 07/19/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 05/03/2012
Comments: Based on DTSC review of the of the SVE Pilot test results, DTSC requested a Soil Gas Survey Workplan to determine the current health risk at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 08/21/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 06/20/2013
Comments: DTSC identified minor discrepancies in the Report but Report modifications are not warranted; Conditional Approval of the Progress

ONTARIO PLAZA (Continued) **S126982061**

Report letter completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 10/24/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/26/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 10/23/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 03/02/2015
Comments: Joe Hwong conducted field work oversight during the soil gas investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/16/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/10/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/28/2015
Comments: Not reported

Completed Area Name: Area B
Completed Sub Area Name: Area B
Completed Document Type: Public Notice
Completed Date: 11/19/2017
Comments: Not reported

ONTARIO PLAZA (Continued) **S126982061**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 09/09/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 09/03/2021
Comments: Not reported

Completed Area Name: Area A
Completed Sub Area Name: Area A
Completed Document Type: Correspondence
Completed Date: 10/18/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/27/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/29/2011
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:
Name: ONTARIO PLAZA
Address: 1028 WEST 4TH STREET
City,State,Zip: ONTARIO, CA 91762
Envirostor ID: 60001166
Area: AREA B
Sub Area: AREA B
Site Type: VOLUNTARY CLEANUP
Status: ACTIVE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): Not reported
File Name: Envirostor Land Use Restrictions

A2
< 1/8
1 ft.

ONTARIO PLAZA NORTH
1060 W FOURTH STREET
ONTARIO, CA 91762

NPDES S117041625
CIWQS N/A
CERS

Site 2 of 8 in cluster A

Relative: Lower

Actual: 1093 ft.

NPDES:

Name:	ONTARIO PLAZA NORTH
Address:	1060 W FOURTH STREET
City,State,Zip:	ONTARIO, CA 91762
Facility Status:	Active
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	447980
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 36C370537
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/11/2014
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	3200 Inland Empire Blvd
Discharge Name:	Jafam Corporation
Discharge City:	Ontario
Discharge State:	California
Discharge Zip:	91764
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	447980
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 36C370537
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/11/2014
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Jafam Corporation
Discharge Address:	1013 N Begonia Avenue
Discharge City:	Ontario
Discharge State:	California
Discharge Zip:	91762
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported

ONTARIO PLAZA NORTH (Continued) **S117041625**

Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported

ONTARIO PLAZA NORTH (Continued) **S117041625**

Region:	8
Regulatory Measure ID:	447980
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 36C370537
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/08/2014
Processed Date:	08/11/2014
Status:	Active
Status Date:	08/11/2014
Place Size:	1.8
Place Size Unit:	Acres
Contact:	Paul Hamilton
Contact Title:	Property Manager
Contact Phone:	909-983-3311
Contact Phone Ext:	Not reported
Contact Email:	paul@jafam.com
Operator Name:	Jafam Corporation
Operator Address:	1013 N Begonia Avenue
Operator City:	Ontario
Operator State:	California
Operator Zip:	91762
Operator Contact:	Paul Hamilton
Operator Contact Title:	Property Manager
Operator Contact Phone:	909-983-3311
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	sandy@jafam.com
Operator Type:	Private Business
Developer:	Jafam Corporation
Developer Address:	1013 N Begonia Avenue
Developer City:	Ontario
Developer State:	California
Developer Zip:	91762
Developer Contact:	Paul Hamilton
Developer Contact Title:	Property Manager
Constype Linear Utility Ind:	N
Emergency Phone:	909-230-8954
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	Y
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	Y
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported

ONTARIO PLAZA NORTH (Continued) **S117041625**

Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Paul Hamilton
Certifier Title:	Property Manager
Certification Date:	08-AUG-14
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	ONTARIO PLAZA NORTH
Address:	1060 W FOURTH STREET
City,State,Zip:	ONTARIO, CA 91762
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 36C370537
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	08/11/2014
Operator Name:	Jafam Corporation
Operator Address:	3200 Inland Empire Blvd
Operator City:	Ontario
Operator State:	California
Operator Zip:	91764

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	447980
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 36C370537
Program Type:	Construction

ONTARIO PLAZA NORTH (Continued) **S117041625**

Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/11/2014
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Jafam Corporation
Discharge Address:	1013 N Begonia Avenue
Discharge City:	Ontario
Discharge State:	California
Discharge Zip:	91762
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported

ONTARIO PLAZA NORTH (Continued) **S117041625**

Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	447980
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 36C370537
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/08/2014
Processed Date:	08/11/2014
Status:	Active
Status Date:	08/11/2014
Place Size:	1.8
Place Size Unit:	Acres
Contact:	Paul Hamilton
Contact Title:	Property Manager
Contact Phone:	909-983-3311
Contact Phone Ext:	Not reported
Contact Email:	paul@jafam.com
Operator Name:	Jafam Corporation
Operator Address:	1013 N Begonia Avenue
Operator City:	Ontario
Operator State:	California
Operator Zip:	91762
Operator Contact:	Paul Hamilton
Operator Contact Title:	Property Manager
Operator Contact Phone:	909-983-3311
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	sandy@jafam.com
Operator Type:	Private Business
Developer:	Jafam Corporation
Developer Address:	1013 N Begonia Avenue
Developer City:	Ontario
Developer State:	California
Developer Zip:	91762
Developer Contact:	Paul Hamilton
Developer Contact Title:	Property Manager

ONTARIO PLAZA NORTH (Continued) **S117041625**

Constype Linear Utility Ind:	N
Emergency Phone:	909-230-8954
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	Y
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	Y
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Paul Hamilton
Certifier Title:	Property Manager
Certification Date:	08-AUG-14
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	ONTARIO PLAZA NORTH
Address:	1060 W FOURTH STREET
City,State,Zip:	ONTARIO, CA 91762
Agency:	Jafam Corporation
Agency Address:	3200 Inland Empire Blvd Suite 220, Ontario, CA 91764
Place/Project Type:	Construction - Below Ground, Commercial
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 36C370537
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	08/11/2014
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	5
Violations within 5 years:	4
Latitude:	34.07832
Longitude:	-117.66959

ONTARIO PLAZA NORTH (Continued) **S117041625**

CERS:
Name: ONTARIO PLAZA NORTH
Address: 1060 W FOURTH STREET
City,State,Zip: ONTARIO, CA 91762
Site ID: 538463
CERS ID: 830455
CERS Description: Construction Storm Water

Violations:
Site ID: 538463
Site Name: Ontario Plaza North
Violation Date: 09-02-2016
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit 2015 - 2016 Annual Report by due date
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS,

Site ID: 538463
Site Name: Ontario Plaza North
Violation Date: 09-02-2020
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit 2019 - 2020 Annual Report by due date
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS,

Site ID: 538463
Site Name: Ontario Plaza North
Violation Date: 09-01-2019
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit 2018-19 Annual Report by the September 1, 2019 due date.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS,

Site ID: 538463
Site Name: Ontario Plaza North
Violation Date: 09-01-2021
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Late Report
Violation Notes: The 2020-21 Annual Report due on September 1, 2021 has not been submitted to date.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS,

Site ID: 538463
Site Name: Ontario Plaza North
Violation Date: 09-18-2018
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit 2017-18 Annual Report by the September 1, 2018 due

ONTARIO PLAZA NORTH (Continued) **S117041625**

date.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS,

Evaluation:
Eval General Type: Case Development Inspection
Eval Date: 10-19-2021
Violations Found: No
Eval Type: Industrial Storm Water Enforcement Follow-up
Eval Notes: The 2020-21 Annual Report due on September 1, 2021 has not been submitted to date. Demolition has not been completed. Construction has not started. Area stabilized by mulch.
Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS,

Eval General Type: Other/Unknown
Eval Date: 10-01-2015
Violations Found: No
Eval Type: Construction Storm Water Compliance Evaluation
Eval Notes: The 2014-15 Annual Report is Past Due. The WQMP was not uploaded into SMARTS. The site SWPPP uploaded into SMARTS is noted to be Preliminary and dated August 4, 2014. The QSD for the site is Caine Tsutsui: ctsutsui@clmpservices.com; 909-991-9369. Apparently a Walgreens was to be constructed at the site. One building in the complex has been razed. Construction has been suspended.
Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS,

Eval General Type: Case Development Inspection
Eval Date: 09-19-2019
Violations Found: No
Eval Type: Industrial Storm Water Enforcement Follow-up
Eval Notes: Old building still at the site. Construction has not started.
Eval Division: Water Boards
Eval Program: CONSTW
Eval Source: SMARTS,

Enforcement Action:
Site ID: 538463
Site Name: Ontario Plaza North
Site Address: 1060 W FOURTH STREET
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 09-18-2018
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: Failure to submit 2017-18 Annual Report by the September 1, 2018 due date.
Enf Action Division: Water Boards
Enf Action Program: CONSTW
Enf Action Source: SMARTS,

Site ID: 538463

ONTARIO PLAZA NORTH (Continued) **S117041625**

Site Name:	Ontario Plaza North
Site Address:	1060 W FOURTH STREET
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	09-21-2016
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Failure to submit 2015-2016 Annual Report by September 1, 2016 due date
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS,

Site ID:	538463
Site Name:	Ontario Plaza North
Site Address:	1060 W FOURTH STREET
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	09-24-2020
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Failure to submit 2019-2020 Annual Report by due date
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS,

Site ID:	538463
Site Name:	Ontario Plaza North
Site Address:	1060 W FOURTH STREET
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	10-07-2019
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Failure to submit 2018-19 Annual Report by the September 1, 2019 due date.
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS,

Site ID:	538463
Site Name:	Ontario Plaza North
Site Address:	1060 W FOURTH STREET
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	10-27-2020
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	Failure to submit 2019-2020 Annual Report by due date
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS,

Site ID:	538463
Site Name:	Ontario Plaza North
Site Address:	1060 W FOURTH STREET
Site City:	ONTARIO

ONTARIO PLAZA NORTH (Continued) **S117041625**

Site Zip:	91762
Enf Action Date:	11-23-2021
Enf Action Type:	Industrial Storm Water Enforcement
Enf Action Description:	Industrial Storm Water Enforcement
Enf Action Notes:	The 2020-21 Annual Report due on September 1, 2021 has not been submitted to date.
Enf Action Division:	Water Boards
Enf Action Program:	CONSTW
Enf Action Source:	SMARTS,

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	Jafam Corporation
Entity Title:	Operator
Affiliation Address:	3200 Inland Empire BlvdSuite 220
Affiliation City:	Ontario
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91764
Affiliation Phone:	,

A3 **ONTARIO PLAZA NORTH** **FINDS 1023696782**
1060 W FOURTH STREET **ECHO N/A**
< 1/8 **ONTARIO, CA 91762**
1 ft.

Site 3 of 8 in cluster A

Relative: Lower

Actual: 1093 ft.

FINDS:
Registry ID: 110070093859

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1023696782
Registry ID:	110070093859
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070093859
Name:	ONTARIO PLAZA NORTH
Address:	1060 W FOURTH STREET
City,State,Zip:	ONTARIO, CA 91762

A4 **ROHMUND ENTERPRISES INC** **EDR Hist Cleaner** **1018820117**
SSE **1026 W FOURTH ST** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.004 mi.
20 ft. **Site 4 of 8 in cluster A**

Relative: EDR Hist Cleaner
Lower

Actual:
1094 ft.

Year:	Name:	Type:
1969	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1970	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1971	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1972	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1973	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1974	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1975	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1976	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1977	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1978	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1979	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1980	ROHMUND HUGO	Drycleaning Plants, Except Rugs
1982	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1983	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1985	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1986	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1987	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1988	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1989	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1990	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1991	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1992	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1993	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1994	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs
1995	ROHMUND ENTERPRISES INC	Drycleaning Plants, Except Rugs

A5 **FABRICARE CENTER** **RCRA NonGen / NLR** **1024782541**
SSE **1026 W 4TH ST** **CAD028832848**
< 1/8 **ONTARIO, CA 91762**
0.004 mi.
20 ft. **Site 5 of 8 in cluster A**

Relative: RCRA NonGen / NLR:
Lower

Actual:
1094 ft.

Date Form Received by Agency:		19870410
Handler Name:	FABRICARE CENTER	
Handler Address:		1026 W 4TH ST
Handler City,State,Zip:		ONTARIO, CA 91762-0000
EPA ID:		CAD028832848
Contact Name:		STACI OH
Contact Address:		1026 W 4TH ST
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		909-986-1615
Contact Fax:		000-000-0000
Contact Email:		STACIOH@LIVE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported

FABRICARE CENTER (Continued) **1024782541**

Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1026 W 4TH ST
Mailing City,State,Zip:	ONTARIO, CA 91762-0000
Owner Name:	FABRICARE CENTER
Owner Type:	Other
Operator Name:	STACI OH
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831

FABRICARE CENTER (Continued) **1024782541**

Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	FABRICARE CENTER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1026 W 4TH ST
Owner/Operator City,State,Zip:	ONTARIO, CA 91762-0000
Owner/Operator Telephone:	000-000-0000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	STACI OH
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1026 W 4TH ST
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-986-1615
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19870410
Handler Name: FABRICARE CENTER	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	81232
NAICS Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violations:

Violations:	No Violations Found

FABRICARE CENTER (Continued) **1024782541**

Evaluation Action Summary:
Evaluations: No Evaluations Found

A6 **FABRICARE CTR** **DRYCLEANERS** **S121697179**
SSE **1026 W 4TH ST** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.004 mi.
20 ft. **Site 6 of 8 in cluster A**

Relative: **Lower**

Actual: **1094 ft.**

DRYCLEAN SOUTH COAST:

Name:	FABRICARE CTR
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	332
Application Number:	02749E
Permit Number:	M27149
Status:	O
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACT_NR
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	02
CCAT Description:	ADSORBER (DRY CLEANING) REGENERATIVE
UTM East:	0
UTM North:	0
Application Date:	12/31/9999
PO Issue Date:	09/07/1982
NAICS Code:	Not reported
SIC Code:	7216

A7 **FABRICARE CENTER** **DRYCLEANERS** **S102040076**
SSE **1026 W 4TH ST** **EMI** **N/A**
< 1/8 **ONTARIO, CA 91762** **San Bern. Co. Permit**
0.004 mi.
20 ft. **Site 7 of 8 in cluster A**

Relative: **Lower**

Actual: **1094 ft.**

DRYCLEANERS:

Name:	FABRICARE CENTER
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 917620000
EPA Id:	CAD028832848
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	04/10/1987
Facility Active:	No
Inactive Date:	06/30/2020
Facility Addr2:	Not reported
Owner Name:	FABRICARE CENTER
Owner Address:	1026 W 4TH ST
Owner Address 2:	Not reported
Owner Telephone:	0
Contact Name:	STACI OH

FABRICARE CENTER (Continued) **S102040076**

Contact Address:	1026 W 4TH ST
Contact Address 2:	Not reported
Contact Telephone:	9099861615
Contact Fax:	0
Mailing Name:	Not reported
Mailing Address 1:	1026 W 4TH ST
Mailing Address 2:	Not reported
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	917620000
Owner Fax:	0
Region Code:	4
Latitude:	34.0779
Longitude:	-117.66842

DRYCLEAN SOUTH COAST:

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	126305
Permit Number:	M42535
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684
UTM North:	3770.8029785
Application Date:	09/25/1984
PO Issue Date:	02/05/1985
NAICS Code:	812320
SIC Code:	7216

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	126306
Permit Number:	M42534
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684
UTM North:	3770.8029785
Application Date:	09/25/1984
PO Issue Date:	02/05/1985
NAICS Code:	812320
SIC Code:	7216

FABRICARE CENTER (Continued) **S102040076**

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	280427
Permit Number:	D73009
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684
UTM North:	3770.8029785
Application Date:	04/20/1993
PO Issue Date:	04/30/1993
NAICS Code:	812320
SIC Code:	7216

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	361130
Permit Number:	Not reported
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	Not reported
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684
UTM North:	3770.8029785
Application Date:	10/26/1999
PO Issue Date:	12/31/9999
NAICS Code:	812320
SIC Code:	7216

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	406994
Permit Number:	F55832
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684

FABRICARE CENTER (Continued) **S102040076**

UTM North:	3770.8029785
Application Date:	09/20/2002
PO Issue Date:	10/24/2002
NAICS Code:	812320
SIC Code:	7216

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	45406
Application Number:	466877
Permit Number:	F88986
Status:	A
Representative Name:	CHONG KIM
Representative Telephone:	909 9861615
Permit Status:	INACT_NR
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.30700684
UTM North:	3770.8029785
Application Date:	03/27/2007
PO Issue Date:	04/19/2007
NAICS Code:	812320
SIC Code:	7216

EMI:

Name:	FABRICARE CTR, CHONG KUK KIM D
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 917620000
Year:	1987
County Code:	36
Air Basin:	SC
Facility ID:	45406
Air District Name:	SC
SIC Code:	7216
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:	3
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	FABRICARE CTR, CHONG KUK KIM D
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 917620000
Year:	1990
County Code:	36
Air Basin:	SC
Facility ID:	45406
Air District Name:	SC
SIC Code:	7216

FABRICARE CENTER (Continued) **S102040076**

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:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 917620000
Year:	1993
County Code:	36
Air Basin:	SC
Facility ID:	45406
Air District Name:	SC
SIC Code:	7216
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:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	FABRICARE CTR CLNRS
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 917620000
Year:	1995
County Code:	36
Air Basin:	SC
Facility ID:	45406
Air District Name:	SC
SIC Code:	7216
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:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

San Bern. Co. Permit:

Name:	FABRICARE CENTER
Address:	1026 W 4TH ST
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0002992

FABRICARE CENTER (Continued) **S102040076**

Owner: KIM, CHONG KUK
Permit Number: PT0001273
Permit Category: CONDITIONALLY EXEMPT SM QTY GENERATOR
Facility Status: INACTIVE
Expiration Date: 04/30/2021

Name: FABRICARE CENTER
Address: 1026 W 4TH ST
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0002992
Owner: KIM, CHONG KUK
Permit Number: PT0001271
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status: INACTIVE
Expiration Date: 04/30/2021

A8 **CASA JIMENEZ MEXICAN RESTAURANT** **San Bern. Co. Permit** **S109598496**
SW **1050 W 4TH ST** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.004 mi.
21 ft. **Site 8 of 8 in cluster A**

Relative: **Lower**
Actual: **1092 ft.**

San Bern. Co. Permit:
Name: CASA JIMENEZ MEXICAN RESTAURANT
Address: 1050 W 4TH ST
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0012418
Owner: CASA JIMENEZ MEXICAN RESTAURAN
Permit Number: PT0021749
Permit Category: BULK CO2 AT RETAIL FOOD FACILITIES
Facility Status: INACTIVE
Expiration Date: 05/31/2010

B9 **JASMINE CLEANERS** **CERS HAZ WASTE** **S102040201**
West **1129 N MOUNTAIN AVE** **DRYCLEANERS** **N/A**
< 1/8 **ONTARIO, CA 91762** **EMI**
0.018 mi. **San Bern. Co. Permit**
95 ft. **Site 1 of 7 in cluster B** **CERS**
HWTS

Relative: **Lower**
Actual: **1093 ft.**

CERS HAZ WASTE:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 125613
CERS ID: 10040854
CERS Description: Hazardous Waste Generator

DRYCLEANERS:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 917620000
EPA Id: CAL000361724
NAICS Code: 81232

JASMINE CLEANERS (Continued) **S102040201**

NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	03/11/2011
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Owner Name:	ALBERT SUGIARTO
Owner Address:	442 N HATFIELD AVE
Owner Address 2:	Not reported
Owner Telephone:	9099967171
Contact Name:	ALBERT SUGIARTO
Contact Address:	442 N HATFIELD AVE
Contact Address 2:	Not reported
Contact Telephone:	9099967171
Contact Fax:	0
Mailing Name:	Not reported
Mailing Address 1:	1129 N MOUNTAIN AVE
Mailing Address 2:	Not reported
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	917621739
Owner Fax:	0
Region Code:	4
Latitude:	34.07841
Longitude:	-117.67015

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 917620000
EPA Id:	CAL000292093
NAICS Code:	81231
NAICS Description:	Coin-Operated Laundries and Drycleaners
SIC Code:	7215
SIC Description:	Coin-Operated Laundry and Drycleaning
Create Date:	03/10/2005
Facility Active:	No
Inactive Date:	06/30/2008
Facility Addr2:	Not reported
Owner Name:	JASMINE CLEANERS
Owner Address:	1129 N MOUNTAIN AVE
Owner Address 2:	Not reported
Owner Telephone:	9093913853
Contact Name:	ANDREAS SIANARTA
Contact Address:	1129 N MOUNTAIN AVE
Contact Address 2:	Not reported
Contact Telephone:	9093913853
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	1129 N MOUNTAIN AVE
Mailing Address 2:	Not reported
Mailing City:	ONTARIO
Mailing State:	CA
Mailing Zip:	917621739
Owner Fax:	Not reported
Region Code:	4
Latitude:	34.07839

JASMINE CLEANERS (Continued) **S102040201**

Longitude: -117.670213

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 917620000
EPA Id: CAL000104552
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 06/03/1998
Facility Active: No
Inactive Date: 06/30/2001
Facility Addr2: Not reported
Owner Name: GOPAL G THUMAR OWNER
Owner Address: 1129 N MOUNTAIN AVE
Owner Address 2: Not reported
Owner Telephone: 9093913853
Contact Name: GOPAL G THUMAR OWNER
Contact Address: INACTIVE PER VQ01 - BMI
Contact Address 2: Not reported
Contact Telephone: 9093913853
Contact Fax: Not reported
Mailing Name: Not reported
Mailing Address 1: 1129 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City: ONTARIO
Mailing State: CA
Mailing Zip: 917620000
Owner Fax: Not reported
Region Code: 4
Latitude: 34.078392
Longitude: -117.670146

DRYCLEAN SOUTH COAST:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA
Facility ID: 56443
Application Number: 154977
Permit Number: M61756
Status: S
Representative Name: NABIL ASSAD
Representative Telephone: 213 4677547
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 0
UTM North: 0
Application Date: 03/26/1987
PO Issue Date: 04/14/1988
NAICS Code: Not reported
SIC Code: 7216

Name: JASMINE CLEANERS

JASMINE CLEANERS (Continued) **S102040201**

Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	136767
Application Number:	416296
Permit Number:	F61844
Status:	S
Representative Name:	GUADALUPE CASTELLANOS
Representative Telephone:	909 3913853
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0
Application Date:	06/04/2003
PO Issue Date:	07/02/2003
NAICS Code:	Not reported
SIC Code:	7212

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	64409
Application Number:	180064
Permit Number:	D05704
Status:	S
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	02
CCAT Description:	ADSORBER (DRY CLEANING) REGENERATIVE
UTM East:	438.20001221
UTM North:	3770.8000488
Application Date:	12/21/1988
PO Issue Date:	02/14/1989
NAICS Code:	812320
SIC Code:	7216

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	86039
Application Number:	249616
Permit Number:	Not reported
Status:	S
Representative Name:	YEN SHEN CHEN
Representative Telephone:	714 3913853
Permit Status:	Not reported
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0

JASMINE CLEANERS (Continued) **S102040201**

Application Date:	05/17/1991
PO Issue Date:	12/31/9999
NAICS Code:	Not reported
SIC Code:	7216

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	89187
Application Number:	258937
Permit Number:	D51386
Status:	S
Representative Name:	HENRY HSU
Representative Telephone:	714 3913853
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	0
UTM North:	0
Application Date:	11/15/1991
PO Issue Date:	04/21/1992
NAICS Code:	Not reported
SIC Code:	7216

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	90931
Application Number:	264557
Permit Number:	D50463
Status:	S
Representative Name:	GOPAL THUMAR
Representative Telephone:	909 3913853
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.16400146
UTM North:	3770.8640137
Application Date:	03/17/1992
PO Issue Date:	03/27/1992
NAICS Code:	Not reported
SIC Code:	7216

Name:	JASMINE CLEANERS
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	90931
Application Number:	276871
Permit Number:	D68697
Status:	S
Representative Name:	GOPAL THUMAR
Representative Telephone:	909 3913853
Permit Status:	INACTIVE

JASMINE CLEANERS (Continued) **S102040201**

BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 438.16400146
UTM North: 3770.8640137
Application Date: 01/12/1993
PO Issue Date: 01/26/1993
NAICS Code: Not reported
SIC Code: 7216

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Facility ID: 90931
Application Number: 314948
Permit Number: F00411
Status: S
Representative Name: GOPAL THUMAR
Representative Telephone: 909 3913853
Permit Status: INACTIVE
BCAT Number: 000601
BCAT Description: DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 438.16400146
UTM North: 3770.8640137
Application Date: 04/25/1996
PO Issue Date: 06/27/1996
NAICS Code: Not reported
SIC Code: 7216

EMI:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 917620000
Year: 1990
County Code: 36
Air Basin: SC
Facility ID: 64409
Air District Name: SC
SIC Code: 7216
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: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

San Bern. Co. Permit:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE

JASMINE CLEANERS (Continued) **S102040201**

City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004100
Owner: SUGIARTO, ALBERTUS
Permit Number: PT0007823
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 05/31/2022

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004100
Owner: SUGIARTO, ALBERTUS
Permit Number: PT0007824
Permit Category: SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 05/31/2022

CERS:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 125613
CERS ID: 10040854
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 125613
Site Name: JASMINE CLEANERS
Violation Date: 09-12-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: OBSERVATION: The last business plan submitted in CERS was on 6/15/17. CORRECTIVE ACTION: Review and certify the business plan via CERS. Your CERS ID number is 10040854
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 125613
Site Name: JASMINE CLEANERS
Violation Date: 07-08-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 07/19/2017. Facility did not submit a Business Plan to CERS.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

JASMINE CLEANERS (Continued) **S102040201**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-12-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-08-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	ROUTINE HANDLER INSPECTION
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-08-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	ROUTINE GENERATOR INSPECTION
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-12-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Enforcement Action:

Site ID:	125613
Site Name:	JASMINE CLEANERS
Site Address:	1129 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	07-08-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS,

Coordinates:

Site ID:	125613
Facility Name:	JASMINE CLEANERS
Env Int Type Code:	HMBP
Program ID:	10040854

JASMINE CLEANERS (Continued) **S102040201**

Coord Name: Not reported
Ref Point Type Desc: Unknown,
Latitude: 34.078443
Longitude: -117.670168

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 1129 NORTH MOUNTAIN AVE
Affiliation City: ONTARIO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91762
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: Albertus Sugiarto
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (909) 996-7171,

Affiliation Type Desc: Parent Corporation
Entity Name: JASMINE CLEANERS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: SUGIARTO, ALBERTUS
Entity Title: Not reported
Affiliation Address: 1129 N MOUNTAIN AVE
Affiliation City: ONTARIO
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 91762
Affiliation Phone: (909) 996-7171,

Affiliation Type Desc: Environmental Contact
Entity Name: ALBERT SUGIARTO
Entity Title: Not reported
Affiliation Address: 1129 NORTH MOUNTAIN AVENUE
Affiliation City: ONTARIO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91761
Affiliation Phone: ,

Affiliation Type Desc: CUPA District

JASMINE CLEANERS (Continued) **S102040201**

Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

HWTS:
Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000002539
Inactive Date: 06/30/1998
Create Date: 11/14/1989
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1119 W PRINCETON ST APT 21
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917621759
Owner Name: SANKARI AZZAM G
Owner Address: Not reported
Owner Address 2: Not reported
Owner City,State,Zip: Not reported
Contact Name: MR THUMAR GOPAL G
Contact Address: INACTIVE PER VQ98 - BMI
Contact Address 2: Not reported
City,State,Zip: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.07898
Longitude: -117.670168

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000292093
Inactive Date: 06/30/2008
Create Date: 03/10/2005
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1129 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917621739
Owner Name: JASMINE CLEANERS
Owner Address: 1129 N MOUNTAIN AVE
Owner Address 2: Not reported
Owner City,State,Zip: ONTARIO, CA 917620000
Contact Name: ANDREAS SIANARTA
Contact Address: 1129 N MOUNTAIN AVE
Contact Address 2: Not reported
City,State,Zip: ONTARIO, CA 917620000

JASMINE CLEANERS (Continued) **S102040201**

Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.07839
Longitude: -117.670213

NAICS:
EPA ID: CAL000292093
Create Date: 2005-03-10 14:00:36.423
NAICS Code: 81231
NAICS Description: Coin-Operated Laundries and Drycleaners
Issued EPA ID Date: 2005-03-10 14:00:36.36000
Inactive Date: 2008-06-30 00:00:00
Facility Name: JASMINE CLEANERS
Facility Address: 1129 N MOUNTAIN AVE
Facility Address 2: Not reported
Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 917620000

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000014781
Inactive Date: 01/01/1995
Create Date: 11/14/1989
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: P O BOX 1464
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917620000
Owner Name: SANKARI AZZAM
Owner Address: Not reported
Owner Address 2: Not reported
Owner City,State,Zip: Not reported
Contact Name: UNDELIVERABLE PER SURVEY
Contact Address: Not reported
Contact Address 2: Not reported
City,State,Zip: Not reported
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.078392
Longitude: -117.670146

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000104552
Inactive Date: 06/30/2001
Create Date: 06/03/1998
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1129 N MOUNTAIN AVE

JASMINE CLEANERS (Continued) **S102040201**

Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917620000
Owner Name: GOPAL G THUMAR OWNER
Owner Address: 1129 N MOUNTAIN AVE
Owner Address 2: Not reported
Owner City,State,Zip: ONTARIO, CA 917620000
Contact Name: GOPAL G THUMAR OWNER
Contact Address: INACTIVE PER VQ01 - BMI
Contact Address 2: Not reported
City,State,Zip: ONTARIO, CA 917620000
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.078392
Longitude: -117.670146

NAICS:
EPA ID: CAL000104552
Create Date: 2002-03-14 16:36:28.000
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date: 1998-06-03 00:00:00
Inactive Date: 2001-06-30 00:00:00
Facility Name: JASMINE CLEANERS
Facility Address: 1129 N MOUNTAIN AVE
Facility Address 2: Not reported
Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 917620000

Name: JASMINE CLEANERS
Address: 1129 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000361724
Inactive Date: 06/30/2021
Create Date: 03/11/2011
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1129 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917621739
Owner Name: ALBERT SUGIARTO
Owner Address: 442 N HATFIELD AVE
Owner Address 2: Not reported
Owner City,State,Zip: SAN DIMAS, CA 917732209
Contact Name: ALBERT SUGIARTO
Contact Address: 442 N HATFIELD AVE
Contact Address 2: Not reported
City,State,Zip: SAN DIMAS, CA 91773
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.07841
Longitude: -117.67015

JASMINE CLEANERS (Continued) **S102040201**

NAICS:

EPA ID:	CAL000361724
Create Date:	2011-03-11 15:23:16.447
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2011-03-11 15:23:16.43000
Inactive Date:	Not reported
Facility Name:	JASMINE CLEANERS
Facility Address:	1129 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917620000

B10 **JASMINE CLEANERS** **EDR Hist Cleaner** **1020012403**
West **1129 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.018 mi.
95 ft. **Site 2 of 7 in cluster B**

Relative: EDR Hist Cleaner
Lower

Actual: **1093 ft.**

Year:	Name:	Type:
1991	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1993	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1994	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1995	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1996	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1997	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1998	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
1999	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2000	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2001	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2002	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2003	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2004	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2005	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2006	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2007	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2008	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2009	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2010	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2011	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2012	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2013	JASMINE CLEANERS	Drycleaning Plants, Except Rugs
2014	JASMINE CLEANERS	Drycleaning Plants, Except Rugs

B11 **JASMINE'S CLEANERS, ANDREAS SIANARTA DBA** **DRYCLEANERS** **S121695640**
West **1129 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.018 mi.
95 ft. **Site 3 of 7 in cluster B**

Relative: DRYCLEAN SOUTH COAST:
Lower

Name:	JASMINE'S CLEANERS, ANDREAS SIANARTA DBA
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	143652
Application Number:	440551
Permit Number:	F74992
Status:	S
Representative Name:	ANDREAS SIANARTA
Representative Telephone:	909 3913853
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0
Application Date:	02/25/2005
PO Issue Date:	04/26/2005
NAICS Code:	Not reported
SIC Code:	7212

Actual:
1093 ft.

Name:	JASMINE'S CLEANERS, ANDREAS SIANARTA DBA
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	143652
Application Number:	460384
Permit Number:	F84469
Status:	S
Representative Name:	ANDREAS SIANARTA
Representative Telephone:	909 3913853
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	0
UTM North:	0
Application Date:	09/19/2006
PO Issue Date:	10/05/2006
NAICS Code:	Not reported
SIC Code:	7212

B12 **JASMINE CLEANERS, ADEL RASOL, DBA** **DRYCLEANERS** **S121694833**
West **1129 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.018 mi.
95 ft. **Site 4 of 7 in cluster B**

Relative: DRYCLEAN SOUTH COAST:
Lower

Name:	JASMINE CLEANERS, ADEL RASOL, DBA
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	128633

Actual:
1093 ft.

JASMINE CLEANERS, ADEL RASOL, DBA (Continued) **S121694833**

Application Number:	387455
Permit Number:	F42265
Status:	S
Representative Name:	ADEL RASOL
Representative Telephone:	909 3913853
Permit Status:	INACTIVE
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	438.16400146
UTM North:	3770.8640137
Application Date:	06/08/2001
PO Issue Date:	07/26/2001
NAICS Code:	Not reported
SIC Code:	7216

B13 **JASMINE CLEANERS, ALBERTUS SUGIARTO** **DRYCLEANERS** **S121696345**
West **1129 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.018 mi.
95 ft. **Site 5 of 7 in cluster B**

Relative: DRYCLEAN SOUTH COAST:
Lower

Name:	JASMINE CLEANERS, ALBERTUS SUGIARTO
Address:	1129 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	157422
Application Number:	491823
Permit Number:	G2300
Status:	A
Representative Name:	ALBERTUS SUGIARTO
Representative Telephone:	909 9967171
Permit Status:	ACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	438.17001343
UTM North:	3770.8601074
Application Date:	10/24/2008
PO Issue Date:	04/10/2009
NAICS Code:	812320
SIC Code:	7212

Actual:
1093 ft.

B14 **JASMINE CLEANERS** **RCRA NonGen / NLR** **1024829071**
West **1129 N MOUNTAIN AVE** **CAL000361724**
< 1/8 **ONTARIO, CA 91762**
0.018 mi.
95 ft. **Site 6 of 7 in cluster B**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:		20110311
Handler Name:	JASMINE CLEANERS	
Handler Address:		1129 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762-0000

Actual:
1093 ft.

JASMINE CLEANERS (Continued) **1024829071**

EPA ID:	CAL000361724
Contact Name:	ALBERT SUGIARTO
Contact Address:	442 N HATFIELD AVE
Contact City,State,Zip:	SAN DIMAS, CA 91773
Contact Telephone:	909-996-7171
Contact Fax:	000-000-0000
Contact Email:	ALBERTSUGIARTO@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1129 N MOUNTAIN AVE
Mailing City,State,Zip:	ONTARIO, CA 91762-1739
Owner Name:	ALBERT SUGIARTO
Owner Type:	Other
Operator Name:	ALBERT SUGIARTO
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

JASMINE CLEANERS (Continued) **1024829071**

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ALBERT SUGIARTO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	442 N HATFIELD AVE
Owner/Operator City,State,Zip:	SAN DIMAS, CA 91773
Owner/Operator Telephone:	909-996-7171
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ALBERT SUGIARTO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	442 N HATFIELD AVE
Owner/Operator City,State,Zip:	SAN DIMAS, CA 91773-2209
Owner/Operator Telephone:	909-996-7171
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20110311
Handler Name: JASMINE CLEANERS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

JASMINE CLEANERS (Continued) **1024829071**

Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 81232
NAICS Description: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B15 **REMINGTON JERRY DALE** **EDR Hist Auto** **1021647367**
WSW **1105 N MOUNTAIN** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.021 mi.
112 ft. **Site 7 of 7 in cluster B**

Relative: EDR Hist Auto
Lower

Actual:
1092 ft.

Year:	Name:	Type:
1969	REMINGTON JERRY DALE	Gasoline Service Stations
1970	REMINGTON JERRY DALE	Gasoline Service Stations
1971	REMINGTON JERRY DALE	Gasoline Service Stations
1972	REMINGTON JERRY DALE	Gasoline Service Stations

C16 **JACKS MOBIL** **LUST** **U001570007**
SW **1055 N MOUNTAIN AVE** **HIST UST** **N/A**
< 1/8 **ONTARIO, CA 91761** **Cortese**
0.044 mi. **CERS**
234 ft. **Site 1 of 12 in cluster C**

Relative: LUST:
Lower

Actual:
1089 ft.

Name: MOBIL #18-543
Address: 1055 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Lead Agency: SAN BERNARDINO COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100053
Global Id: T0607100053
Latitude: 34.077535
Longitude: -117.670513
Status: Completed - Case Closed
Status Date: 08/18/1987
Case Worker: Not reported
RB Case Number: 083600542T
Local Agency: Not reported
File Location: Local Agency
Local Case Number: 87025
Potential Media Affect: Soil

JACKS MOBIL (Continued) **U001570007**

Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0607100053
Action Type: Other
Date: 06/25/1987
Action: Leak Reported

Global Id: T0607100053
Action Type: REMEDIATION
Date: 08/18/1987
Action: Excavation

Global Id: T0607100053
Action Type: Other
Date: 06/18/1987
Action: Leak Stopped

Global Id: T0607100053
Action Type: Other
Date: 06/18/1987
Action: Leak Discovery

LUST:
Global Id: T0607100053
Status: Open - Case Begin Date
Status Date: 06/18/1987

Global Id: T0607100053
Status: Open - Site Assessment
Status Date: 07/20/1987

Global Id: T0607100053
Status: Completed - Case Closed
Status Date: 08/18/1987

HIST UST:
Name: JACKS MOBIL
Address: 1055 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
File Number: 00029FB5
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029FB5.pdf
Region: STATE
Facility ID: 00000051118
Facility Type: Gas Station
Other Type: Not reported
Contact Name: DEALER
Telephone: 7149830048
Owner Name: HEYOP BASHMAKIAN
Owner Address: 1055 N. MAOUNTAIN AVE.
Owner City,St,Zip: ONTARIO, CA 91761
Total Tanks: 0004

Tank Num: 001
Container Num: 1

JACKS MOBIL (Continued) **U001570007**

Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	004
Container Num:	4
Year Installed:	Not reported
Tank Capacity:	00000000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

CORTESE:

Name:	MOBIL #18-543
Address:	1055 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607100053
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported

JACKS MOBIL (Continued) **U001570007**

WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: MOBIL #18-543
Address: 1055 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 213987
CERS ID: T0607100053
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: ROSE SCOTT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9513206375,

C17 **MEDLIN BEECHER** **EDR Hist Auto** **1020844675**
SW **1055 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.044 mi.
234 ft. **Site 2 of 12 in cluster C**

Relative: EDR Hist Auto
Lower

Actual: **1089 ft.**

Year:	Name:	Type:
1969	MEDLIN BEECHER	Gasoline Service Stations
1970	MEDLIN BEECHER	Gasoline Service Stations
1971	MEDLIN BEECHER	Gasoline Service Stations
1972	MEDLIN BEECHER	Gasoline Service Stations

D18 **AUTOZONE #3328** **CERS HAZ WASTE** **S104905378**
SSW **1060 N MOUNTAIN AVE** **San Bern. Co. Permit** **N/A**
< 1/8 **ONTARIO, CA 91762** **CERS**
0.051 mi.
268 ft. **Site 1 of 2 in cluster D**

Relative: CERS HAZ WASTE:
Lower
Name: AUTOZONE #3328
Actual: Address: 1060 N MOUNTAIN AVE
1087 ft. City,State,Zip: ONTARIO, CA 91762
Site ID: 386901
CERS ID: 10035898
CERS Description: Hazardous Waste Generator

San Bern. Co. Permit:
Name: AUTOZONE #3328
Address: 1060 N MOUNTAIN AVE

AUTOZONE #3328 (Continued) **S104905378**

City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0001229
Owner: AutoZone Stores Inc
Permit Number: PT0018266
Permit Category: CONDITIONALLY EXEMPT SM QTY GENERATOR
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: AUTOZONE #3328
Address: 1060 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0001229
Owner: AutoZone Stores Inc
Permit Number: PT0018267
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: AUTOZONE #3328
Address: 1060 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0001229
Owner: AutoZone Stores Inc
Permit Number: PT0000773
Permit Category: HAZMAT HANDLER - USED OIL COLLECTION CENTERS
Facility Status: INACTIVE
Expiration Date: 12/31/2006

CERS:
Name: AUTOZONE #3328
Address: 1060 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 386901
CERS ID: 10035898
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 386901
Site Name: AutoZone #3328
Violation Date: 02-20-2019
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Returned to compliance on 02/20/2019. OBSERVATION: (1) 55 gallon drum of waste absorbent was observed open when not in use. CORRECTED ON SITE: Waste absorbent drum was properly closed during the inspection.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

AUTOZONE #3328 (Continued) **S104905378**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-18-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	HAZARDOUS WASTE INSPECTION FOR AUTO ZONE #3328
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-28-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTION
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-28-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	INSPECTION
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-20-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-18-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	HAZARDOUS MATERIALS INSPECTION FOR AUTO ZONE #3328
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-20-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Coordinates:

AUTOZONE #3328 (Continued) **S104905378**

Site ID:	386901
Facility Name:	AutoZone #3328
Env Int Type Code:	HMBP
Program ID:	10035898
Coord Name:	Not reported
Ref Point Type Desc:	Unknown,
Latitude:	34.077244
Longitude:	-117.669556

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,

Affiliation Type Desc:	Document Preparer
Entity Name:	Deborah Williams
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Andrew Beaven
Entity Title:	Not reported
Affiliation Address:	Dept 8190, 123 South Front Street
Affiliation City:	MEMPHIS
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103-3607
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	Dept 8190, 123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	Not reported
Affiliation Zip:	38103
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	AutoZone Stores Inc
Entity Title:	Not reported
Affiliation Address:	123 South Front Street
Affiliation City:	Memphis
Affiliation State:	TN
Affiliation Country:	United States

AUTOZONE #3328 (Continued) **S104905378**

Affiliation Zip:	38103-3607
Affiliation Phone:	(901) 495-6500,
Affiliation Type Desc:	Operator
Entity Name:	Autozone
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 881-5788,
Affiliation Type Desc:	Identification Signer
Entity Name:	Deborah Williams
Entity Title:	Environmental Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Auto Zone
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	Roic California LLC
Entity Title:	Not reported
Affiliation Address:	11250 El Camino Real Suite 200
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92130
Affiliation Phone:	(858) 255-4914,

D19 **AUTOZONE INC #3328** **RCRA NonGen / NLR** **1024799155**
SSW **1060 N MOUNTAIN STE A** **CAL000207657**
< 1/8 **ONTARIO, CA 91762**
0.051 mi.
268 ft. **Site 2 of 2 in cluster D**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:		19990907
Actual: Handler Name:	AUTOZONE INC #3328	
1087 ft. Handler Address:		1060 N MOUNTAIN STE A
Handler City,State,Zip:		ONTARIO, CA 91762-0000
EPA ID:		CAL000207657
Contact Name:		BRYAN BLAIR
Contact Address:		DEPT 8190, 123 SOUTH FRONT STREET

AUTOZONE INC #3328 (Continued) **1024799155**

Contact City,State,Zip:	MEMPHIS, TN 38103
Contact Telephone:	901-495-7217
Contact Fax:	901-495-8399
Contact Email:	BRYAN.BLAIR@AUTOZONE.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	DEPT 8190, 123 S FRONT ST
Mailing City,State,Zip:	MEMPHIS, TN 38103-3607
Owner Name:	AUTO ZONE CORPORTATION
Owner Type:	Other
Operator Name:	BRYAN BLAIR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No

AUTOZONE INC #3328 (Continued) **1024799155**

Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	AUTO ZONE CORPORTATION
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	123 S FRONT ST
Owner/Operator City,State,Zip:	MEMPHIS, TN 38103-3607
Owner/Operator Telephone:	901-495-6500
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRYAN BLAIR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	DEPT 8190, 123 SOUTH FRONT STREET
Owner/Operator City,State,Zip:	MEMPHIS, TN 38103
Owner/Operator Telephone:	901-495-7217
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19990907
Handler Name: AUTOZONE INC #3328	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes

AUTOZONE INC #3328 (Continued) **1024799155**

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 45299
NAICS Description: ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

20
NW
< 1/8
0.053 mi.
278 ft.

MOUNTAIN AVE ANIMAL HOSPITAL
1155 N MOUNTAIN AVE
ONTARIO, CA 91762

San Bern. Co. Permit **S102040325**
N/A

Relative:
Higher

Actual:
1100 ft.

San Bern. Co. Permit:
Name: MOUNTAIN AVE ANIMAL HOSPITAL
Address: 1155 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004869
Owner: CAREY, PAUL R. DVM
Permit Number: PT0008863
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: INACTIVE
Expiration Date: 08/31/2010

C21
WSW
< 1/8
0.057 mi.
302 ft.

ONTARIO FILTER PLANT
1120 E 4TH ST
ONTARIO, CA 91764
Site 3 of 12 in cluster C

San Bern. Co. Permit **S103367652**
N/A

Relative:
Lower

Actual:
1092 ft.

San Bern. Co. Permit:
Name: ONTARIO FILTER PLANT
Address: 1120 E 4TH ST
City,State,Zip: ONTARIO, CA 91764
Region: SAN BERNARDINO
Facility ID: FA0002037
Owner: CITY OF ONTARIO
Permit Number: PT0017687
Permit Category: RMP INSPECTION - PROGRAM 2
Facility Status: INACTIVE
Expiration Date: 09/30/2007

Name: ONTARIO FILTER PLANT
Address: 1120 E 4TH ST
City,State,Zip: ONTARIO, CA 91764
Region: SAN BERNARDINO
Facility ID: FA0002037

ONTARIO FILTER PLANT (Continued) **S103367652**

Owner: CITY OF ONTARIO
Permit Number: PT0016986
Permit Category: EPCRA FACILITY
Facility Status: INACTIVE
Expiration Date: 09/30/2007

Name: ONTARIO FILTER PLANT
Address: 1120 E 4TH ST
City,State,Zip: ONTARIO, CA 91764
Region: SAN BERNARDINO
Facility ID: FA0002037
Owner: CITY OF ONTARIO
Permit Number: PT0009330
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 09/30/2007

Name: ONTARIO FILTER PLANT
Address: 1120 E 4TH ST
City,State,Zip: ONTARIO, CA 91764
Region: SAN BERNARDINO
Facility ID: FA0002037
Owner: CITY OF ONTARIO
Permit Number: PT0009329
Permit Category: CALARP FACILITY PERMIT
Facility Status: INACTIVE
Expiration Date: 09/30/2007

C22 **RITE AID #5600** **CERS HAZ WASTE** **S113179026**
SSW **1050 N MOUNTAIN AVE** **HAZNET** **N/A**
< 1/8 **ONTARIO, CA 91762** **CERS**
0.068 mi. **HWTS**
360 ft. **Site 4 of 12 in cluster C**

Relative:
Lower

Actual:
1083 ft.

CERS HAZ WASTE:
Name: RITE AID #5600
Address: 1050 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 61851
CERS ID: 10043842
CERS Description: Hazardous Waste Generator

Name: RITE AID #5600
Address: 1050 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 61851
CERS ID: 10043842
CERS Description: RCRA LQ HW Generator

HAZNET:
Name: RITE AID #5600
Address: 1050 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 17011
Contact: JOSEPH A. CHEST
Telephone: 7179758643
Mailing Name: Not reported

RITE AID #5600 (Continued) **S113179026**

Mailing Address: 30 HUNTER LN

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.29600

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 141 - Off-specification, aged or surplus inorganics
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.00600

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.00800

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 232 - Pesticides and other waste associated with pesticide production
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.00100

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 181 - Other inorganic solid waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.00300

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 141 - Off-specification, aged or surplus inorganics
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.00700

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.00050

RITE AID #5600 (Continued) **S113179026**

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 791 - Liquids with pH <= 2
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.00250

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.02900

Year: 2019
Gepaid: CAR000209635
TSD EPA ID: NVT330010000
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.15450

Click this hyperlink while viewing on your computer to access
36 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2016
Gen EPA ID: CAR000209635

Shipment Date: 20151119
Creation Date: Not reported
Receipt Date: Not reported
Manifest ID: 008436303FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: CAD983649880
Trans 2 Name: PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID: CAD008364432
Trans Name: RHO CHEM LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 311 - Pharmaceutical waste
RCRA Code: P075
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.0005
Waste Quantity: 1
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

RITE AID #5600 (Continued) **S113179026**

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0885
Waste Quantity:	177
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

RITE AID #5600 (Continued) **S113179026**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0705
Waste Quantity:	141
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001

RITE AID #5600 (Continued) **S113179026**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions (azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12
Quantity Unit:	P

RITE AID #5600 (Continued) **S113179026**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	5/12/2016 9:59:57
Receipt Date:	20151201
Manifest ID:	008436304FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD008364432
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150828
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005496035FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0255
Waste Quantity:	51
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

RITE AID #5600 (Continued) **S113179026**

Additional Info:

Year:	2011
Gen EPA ID:	CAR000209635
Shipment Date:	20111206
Creation Date:	4/25/2012 20:30:29
Receipt Date:	20111221
Manifest ID:	005137899FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	P001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111206
Creation Date:	4/25/2012 20:30:29
Receipt Date:	20111221
Manifest ID:	005137899FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111206
Creation Date:	4/25/2012 20:30:29
Receipt Date:	20111221
Manifest ID:	005137899FLE

RITE AID #5600 (Continued) **S113179026**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2017
Gen EPA ID:	CAR000209635
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D009
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554

RITE AID #5600 (Continued) **S113179026**

Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0535
Waste Quantity:	107
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0815
Waste Quantity:	163
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171127
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171209
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D026

RITE AID #5600 (Continued) **S113179026**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D024
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171209
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	6/28/2018 18:30:17
Receipt Date:	20171209
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

RITE AID #5600 (Continued) **S113179026**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.036
Waste Quantity:	72
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported

RITE AID #5600 (Continued) **S113179026**

Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171127
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801140FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217554
Trans 2 Name:	CRUZ CONTAINERS LOGISTICS INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D011
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D010
Additional Code 2:	D007
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2012
Gen EPA ID:	CAR000209635

Shipment Date:	20120913
Creation Date:	3/21/2013 22:15:13
Receipt Date:	20120926
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC

RITE AID #5600 (Continued) **S113179026**

Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	232 - Pesticides and other waste associated with pesticide production
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported

RITE AID #5600 (Continued) **S113179026**

RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.014
Waste Quantity:	28
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	3/21/2013 22:15:13
Receipt Date:	20120926
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	3/21/2013 22:15:13
Receipt Date:	20120926
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	P001
Additional Code 2:	Not reported

RITE AID #5600 (Continued) **S113179026**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120913
Creation Date:	3/21/2013 22:15:13
Receipt Date:	20120926
Manifest ID:	005015219FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120625
Creation Date:	Not reported
Receipt Date:	Not reported

RITE AID #5600 (Continued) **S113179026**

Manifest ID:	005521950FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120625
Creation Date:	1/19/2013 22:15:15
Receipt Date:	20120709
Manifest ID:	005521950FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120625
Creation Date:	1/19/2013 22:15:15
Receipt Date:	20120709
Manifest ID:	005521950FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported

RITE AID #5600 (Continued) **S113179026**

TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAR000209635
Shipment Date:	20141217
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194479FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141217
Creation Date:	6/25/2015 22:15:43
Receipt Date:	20141230
Manifest ID:	007194480FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported

RITE AID #5600 (Continued) **S113179026**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141217
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194479FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1105
Waste Quantity:	221
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141217
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194479FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0785
Waste Quantity:	157
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

RITE AID #5600 (Continued) **S113179026**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141217
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194479FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140926
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007296231FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140926
Creation Date:	Not reported
Receipt Date:	Not reported

RITE AID #5600 (Continued) **S113179026**

Manifest ID:	007296231FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0065
Waste Quantity:	13
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140926
Creation Date:	3/5/2015 22:15:15
Receipt Date:	20141003
Manifest ID:	007296231FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140926
Creation Date:	3/5/2015 22:15:15
Receipt Date:	20141003
Manifest ID:	007296231FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC

RITE AID #5600 (Continued) **S113179026**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140926
Creation Date:	3/5/2015 22:15:15
Receipt Date:	20141003
Manifest ID:	007296231FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAR000209635
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	131 - Aqueous solution (2 < pH < 12.5) containing reactive anions

RITE AID #5600 (Continued) **S113179026**

	(azide, bromate, chlorate, cyanide, fluoride, hypochlorite, nitrite, perchlorate, and sulfide anions
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.006
Waste Quantity:	12

RITE AID #5600 (Continued) **S113179026**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0705
Waste Quantity:	141
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151119
Creation Date:	5/12/2016 9:59:57
Receipt Date:	20151201
Manifest ID:	008436304FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD008364432
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

RITE AID #5600 (Continued) **S113179026**

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0055
Waste Quantity:	11
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0885
Waste Quantity:	177
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151119
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151201
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880

RITE AID #5600 (Continued) **S113179026**

Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151119
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008436303FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P075
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150828
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005496035FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D010

RITE AID #5600 (Continued) **S113179026**

Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.014
Waste Quantity: 28
Quantity Unit: P
Additional Code 1: D007
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

CERS:
Name: RITE AID #5600
Address: 1050 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 61851
CERS ID: 10043842
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 61851
Site Name: RITE AID #5600
Violation Date: 02-13-2014
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 03/11/2014. Failure to establish a Contingency Plan (CCR 66265.51(a)) Only the facility portion was submitted to CERS, missing inventory and plans.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-16-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: INSPECTION - HW
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-13-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Routine inspection
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-15-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported

RITE AID #5600 (Continued) **S113179026**

Eval Division: San Bernardino County Fire Department
Eval Program: HWLQG
Eval Source: CERS,

Enforcement Action:
Site ID: 61851
Site Name: RITE AID #5600
Site Address: 1050 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 02-13-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HW
Enf Action Source: CERS,

Coordinates:
Site ID: 61851
Facility Name: RITE AID #5600
Env Int Type Code: HWG
Program ID: 10043842
Coord Name: Not reported
Ref Point Type Desc: Unknown,
Latitude: 34.076956
Longitude: -117.670051

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 30 Hunter Lane
Affiliation City: Camp Hill
Affiliation State: PA
Affiliation Country: Not reported
Affiliation Zip: 17011
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: Rite Aid #5600
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (909) 986-1509,

Affiliation Type Desc: Property Owner
Entity Name: ROIC California, LLC
Entity Title: Not reported
Affiliation Address: 8905 Towne Centre Dr., Ste 108
Affiliation City: San Diego
Affiliation State: CA
Affiliation Country: United States

RITE AID #5600 (Continued) **S113179026**

Affiliation Zip:	92122
Affiliation Phone:	(858) 677-0900,
Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Joseph A. Chest
Entity Title:	Not reported
Affiliation Address:	30 HUNTER LANE
Affiliation City:	CAMP HILL
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	RITE AID CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Document Preparer
Entity Name:	Jordan Anderson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Joseph A. Chest
Entity Title:	Manager, EHS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	THRIFTY PAYLESS INC
Entity Title:	Not reported
Affiliation Address:	30 HUNTER LN

RITE AID #5600 (Continued) **S113179026**

Affiliation City:	CAMP HILL
Affiliation State:	PA
Affiliation Country:	United States
Affiliation Zip:	17011-2400
Affiliation Phone:	(717) 761-2633,

HWTS:

Name:	RITE AID #5600
Address:	1050 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAL000379794
Inactive Date:	07/03/2015
Create Date:	11/09/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	30 HUNTER LN
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CAMP HILL, PA 17011
Owner Name:	THRIFTY PAYLESS INC
Owner Address:	30 HUNTER LN
Owner Address 2:	Not reported
Owner City,State,Zip:	CAMP HILL, PA 17011
Contact Name:	DAVID CROZIER
Contact Address:	30 HUNTER LANE
Contact Address 2:	Not reported
City,State,Zip:	CAMP HILL, PA 17011
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.076956
Longitude:	-117.670036

NAICS:

EPA ID:	CAL000379794
Create Date:	2012-11-09 13:30:45.563
NAICS Code:	44611
NAICS Description:	Pharmacies and Drug Stores
Issued EPA ID Date:	2012-11-09 13:30:45.56000
Inactive Date:	2015-07-03 00:00:00
Facility Name:	RITE AID #5600
Facility Address:	1050 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917622114

Name:	RITE AID #5600
Address:	1050 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAR000209635
Inactive Date:	Not reported
Create Date:	08/09/2010

RITE AID #5600 (Continued) **S113179026**

Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	30 HUNTER LN
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CAMP HILL, PA 17011
Owner Name:	THRIFTY PAYLESS INC
Owner Address:	30 HUNTER LN
Owner Address 2:	Not reported
Owner City,State,Zip:	CAMP HILL, PA 17011
Contact Name:	JOSEPH A. CHEST
Contact Address:	30 HUNTER LN
Contact Address 2:	Not reported
City,State,Zip:	CAMP HILL, PA 17011
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.076548
Longitude:	-117.67008

NAICS:

EPA ID:	CAR000209635
Create Date:	2016-06-17 10:36:07.600
NAICS Code:	44611
NAICS Description:	Pharmacies and Drug Stores
Issued EPA ID Date:	2010-08-09 10:46:50.99700
Inactive Date:	Not reported
Facility Name:	RITE AID #5600
Facility Address:	1050 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917622114

C23 **RITE AID #5600** **San Bern. Co. Permit** **S103369228**
SSW **1050 N MOUNTAIN AVE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.068 mi.
360 ft. **Site 5 of 12 in cluster C**

Relative:
Lower

Actual:
1083 ft.

San Bern. Co. Permit:

Name:	RITE AID #5600
Address:	1050 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0005726
Owner:	Thrifty Payless, Inc.
Permit Number:	PT0009379
Permit Category:	RCRA LARGE QUANTITY GENERATOR MINIMAL
Facility Status:	ACTIVE
Expiration Date:	11/30/2022

Name:	RITE AID #5600
Address:	1050 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0005726

RITE AID #5600 (Continued) **S103369228**

Owner: Thrifty Payless, Inc.
Permit Number: PT0037871
Permit Category: RCRA LARGE QUANTITY GENERATOR MINIMAL
Facility Status: INACTIVE
Expiration Date: 11/30/2017

Name: RITE AID #5600
Address: 1050 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0005726
Owner: Thrifty Payless, Inc.
Permit Number: PT0019915
Permit Category: HAZMAT HANDLER GENERAL ACT.(NB)
Facility Status: INACTIVE
Expiration Date: 11/30/2011

C24 **RITE AID #5600** **RCRA-SQG** **1014387429**
SSW **1050 N MOUNTAIN AVE** **CAR000209635**
< 1/8 **ONTARIO, CA 91762**
0.068 mi.
360 ft. **Site 6 of 12 in cluster C**

Relative: **Lower**
Actual: **1083 ft.**

RCRA-SQG:

Date Form Received by Agency:		20220315
Handler Name:	RITE AID #5600	
Handler Address:		1050 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762-2114
EPA ID:		CAR000209635
Contact Name:		JOSEPH A CHEST
Contact Address:		HUNTER LANE
Contact City,State,Zip:		CAMP HILL, PA 10711
Contact Telephone:		717-975-8643
Contact Fax:		717-972-3989
Contact Email:		EHS@RITEAID.COM
Contact Title:		MANAGER, ENVIRONMENTAL HEALTH SERVICES
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		HUNTER LANE
Mailing City,State,Zip:		CAMP HILL, PA 17011
Owner Name:		ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMEN
Owner Type:		Private
Operator Name:		THRIFTY PAYLESS, INC
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No

RITE AID #5600 (Continued) **1014387429**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220316
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2019

Click Here for Biennial Reporting System Data:
Year: 2017

Click Here for Biennial Reporting System Data:
Year: 2015

RITE AID #5600 (Continued) **1014387429**

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D016
Waste Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste Code:	D024
Waste Description:	M-CRESOL
Waste Code:	D026
Waste Description:	CRESOL
Waste Code:	D035
Waste Description:	METHYL ETHYL KETONE
Waste Code:	P001
Waste Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste Code:	P075
Waste Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Waste Code:	U002
Waste Description:	2-PROPANONE (I) (OR) ACETONE (I)
Waste Code:	U080
Waste Description:	METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

RITE AID #5600 (Continued) **1014387429**

Waste Code: U160
Waste Description: 2-BUTANONE, PEROXIDE (R,T) (OR) METHYL ETHYL KETONE PEROXIDE (R,T)

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U201
Waste Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Waste Code: U279
Waste Description: U279

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMENT CORP
Legal Status: Private
Date Became Current: 19980406
Date Ended Current: Not reported
Owner/Operator Address: 8905 TOWNE CENRE DR STE 108
Owner/Operator City,State,Zip: SAN DIEGO, CA 92122
Owner/Operator Telephone: 858-677-0900
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: EHS@RITEAID.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMENT CORP
Legal Status: Private
Date Became Current: 19980406
Date Ended Current: Not reported
Owner/Operator Address: 8905 TOWNE CENRE DR STE 108
Owner/Operator City,State,Zip: SAN DIEGO, CA 92122
Owner/Operator Telephone: 858-677-0900
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: EHS@RITEAID.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: THRIFTY PAYLESS, INC
Legal Status: Private
Date Became Current: 19970307
Date Ended Current: Not reported
Owner/Operator Address: 30 HUNTER LANE
Owner/Operator City,State,Zip: CAMP HILL, PA 17011
Owner/Operator Telephone: 717-761-2633
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: EHS@RITEAID.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMENT CORP
Legal Status: Private
Date Became Current: 19980406
Date Ended Current: Not reported

RITE AID #5600 (Continued) **1014387429**

Owner/Operator Address:	8905 TOWNE CENRE DR STE 108
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92122
Owner/Operator Telephone:	858-677-0900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	RITE AID CORP
Legal Status:	Private
Date Became Current:	19620901
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	HARRISBURG, PA 17011
Owner/Operator Telephone:	717-730-8225
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROIC CALIFORNIA LLC
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	8905 TOWNE CENTER DR STE 108
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92122
Owner/Operator Telephone:	858-677-0900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMENT CORP

RITE AID #5600 (Continued) **1014387429**

Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	8905 TOWNE CENRE DR STE 108
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92122
Owner/Operator Telephone:	858-677-0900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROIC CALIFORNIA, LLC, C/O RETAIL OPPORTUNITY INVESTMENT CORP
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	8905 TOWNE CENRE DR STE 108
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92122
Owner/Operator Telephone:	858-677-0900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS, INC
Legal Status:	Private
Date Became Current:	19970307
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LANE
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS, INC
Legal Status:	Private
Date Became Current:	19970307
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LANE
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM

RITE AID #5600 (Continued) **1014387429**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ROIC CALIFORNIA LLC
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	8905 TOWNE CENTER DR STE 108
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92122
Owner/Operator Telephone:	858-677-0900
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS, INC
Legal Status:	Private
Date Became Current:	19970307
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LANE
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RITE AID CORP
Legal Status:	Private
Date Became Current:	19620901
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	HARRISBURG, PA 17011
Owner/Operator Telephone:	717-730-8225
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ONTARIO MOUNTAIN ASSOCIATES LP
Legal Status:	Private
Date Became Current:	19980406
Date Ended Current:	Not reported
Owner/Operator Address:	6222 WILSHIRE BLVD
Owner/Operator City,State,Zip:	LOS ANGELES, CA 90048
Owner/Operator Telephone:	323-556-6600
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS, INC
Legal Status:	Private
Date Became Current:	19970307
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LANE
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported

RITE AID #5600 (Continued) **1014387429**

Owner/Operator Fax: Not reported
Owner/Operator Email: EHS@RITEAID.COM

Historic Generators:
Receive Date: 20170414
Handler Name: RITE AID #5600
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20180223
Handler Name: RITE AID #5600
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20200218
Handler Name: RITE AID #5600
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20220211
Handler Name: RITE AID #5600
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20100806

RITE AID #5600 (Continued) **1014387429**

Handler Name: RITE AID 5600	
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20140730
Handler Name: RITE AID NO 5600	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20160519
Handler Name: RITE AID #5600	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20190429
Handler Name: RITE AID #5600	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	20220315
Handler Name: RITE AID #5600	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

RITE AID #5600 (Continued) **1014387429**

Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	44611
NAICS Description:	PHARMACIES AND DRUG STORES
NAICS Code:	446110
NAICS Description:	PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violation:

Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Evaluation Action Summary:

Evaluation Date:	20200615
Evaluation Responsible Agency:	State

RITE AID #5600 (Continued) **1014387429**

Found Violation:	No
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

C25 **MOUNTAIN MOTORSPORTS** **RCRA NonGen / NLR** **1024760466**
SW **1025 N. MOUNTAIN AVE** **CAC002980320**
< 1/8 **ONTARIO, CA 91762**
0.079 mi.
419 ft. **Site 7 of 12 in cluster C**

Relative: **Lower**

Actual: **1083 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180914
Handler Name:	MOUNTAIN MOTORSPORTS	
Handler Address:		1025 N. MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAC002980320
Contact Name:		COLIN PACKER
Contact Address:		1025 N. MOUNTAIN AVE
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		909-988-8988
Contact Fax:		Not reported
Contact Email:		URBINAFAM@YAHOO.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		1025 N. MOUNTAIN AVE
Mailing City,State,Zip:		ONTARIO, CA 91762
Owner Name:		HONSU INC
Owner Type:		Other
Operator Name:		COLIN PACKER
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes

MOUNTAIN MOTORSPORTS (Continued) **1024760466**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20181001
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	HONSU INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1025 N. MOUNTAIN AVE
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-988-8988
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MOUNTAIN MOTORSPORTS (Continued) **1024760466**

Owner/Operator Indicator: Operator
Owner/Operator Name: COLIN PACKER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1025 N. MOUNTAIN AVE
Owner/Operator City,State,Zip: ONTARIO, CA 91762
Owner/Operator Telephone: 909-988-8988
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20180914
Handler Name: MOUNTAIN MOTORSPORTS
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C26 **ONTARIO NISSAN** **RCRA-SQG** **1000155455**
SW **1025 N MOUNTAIN** **SWEEPS UST** **CAD981442411**
< 1/8 **ONTARIO, CA 91762** **HWTS**
0.079 mi.
419 ft. **Site 8 of 12 in cluster C**

Relative:
Lower

Actual:
1083 ft.

RCRA-SQG:
Date Form Received by Agency: 19960901
Handler Name: ONTARIO NISSAN
Handler Address: 1025 N MOUNTAIN
Handler City,State,Zip: ONTARIO, CA 91762
EPA ID: CAD981442411
Contact Name: Not reported
Contact Address: Not reported
Contact City,State,Zip: Not reported
Contact Telephone: Not reported
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported

ONTARIO NISSAN (Continued) **1000155455**

EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	2
Mailing Address:	N MOUNTAIN
Mailing City,State,Zip:	ONTARIO, CA 91762
Owner Name:	JAMES LUKINS
Owner Type:	Private
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported

ONTARIO NISSAN (Continued) **1000155455**

Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JAMES LUKINS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19960901
Handler Name: ONTARIO NISSAN	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

ONTARIO NISSAN (Continued) **1000155455**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

SWEEPS UST:

Name:	ONTARIO NISSAN
Address:	1025 N MOUNTAIN
City:	ONTARIO
Status:	Active
Comp Number:	66470
Number:	9
Board Of Equalization:	44-021447
Referral Date:	09-05-91
Action Date:	09-05-91
Created Date:	02-29-88
Owner Tank Id:	#1
SWRCB Tank Id:	36-000-066470-000001
Tank Status:	A
Capacity:	550
Active Date:	08-24-88
Tank Use:	OIL
STG:	W
Content:	WASTE OIL
Number Of Tanks:	1

HWTS:

Name:	ONTARIO NISSAN
Address:	1025 N MOUNTAIN
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAD981442411
Inactive Date:	06/30/1995
Create Date:	04/10/1987
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	1025 N MOUNTAIN
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ONTARIO, CA 917620000
Owner Name:	Not reported
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Contact Name:	DEACT. NON-DELIV. 6/95 FEEFORM
Contact Address:	#NAME?
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.076097
Longitude:	-117.670421

C27
SW
< 1/8
0.079 mi.
419 ft.

Relative:
Lower

Actual:
1083 ft.

ONTARIO NISSAN
1025 NORTH MOUNTAIN AVE
ONTARIO, CA 91762

Site 9 of 12 in cluster C

RCRA-SQG
HIST UST
CA FID UST
FINDS
ECHO
EMI
HAZNET
HWTS

1000155452
CAD981164809

RCRA-SQG:

Date Form Received by Agency:		19960901
Handler Name:	ONTARIO NISSAN	
Handler Address:		1025 NORTH MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAD981164809
Contact Name:		Not reported
Contact Address:		Not reported
Contact City,State,Zip:		Not reported
Contact Telephone:		Not reported
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		CA
State District:		4
Mailing Address:		NORTH MOUNTAIN AVE
Mailing City,State,Zip:		ONTARIO, CA 91762
Owner Name:		JIM QUALLS
Owner Type:		Private
Operator Name:		NOT REQUIRED
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported

ONTARIO NISSAN (Continued) **1000155452**

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JIM QUALLS
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported

ONTARIO NISSAN (Continued) **1000155452**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19960901
Handler Name: ONTARIO NISSAN
Federal Waste Generator Description: Small Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

HIST UST:
Name: ONTARIO NISSAN
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000066470
Facility Type: Other
Other Type: DEALER
Contact Name: JAMES MACY
Telephone: 7149839511
Owner Name: ONTARIO NISSAN INC.
Owner Address: 1025 NO. MOUNTAIN
Owner City,St,Zip: ONTARIO, CA 91762
Total Tanks: 0001

Tank Num: 001
Container Num: #1
Year Installed: Not reported
Tank Capacity: 00000550
Tank Used for: WASTE
Type of Fuel: 5
Container Construction Thickness: X
Leak Detection: None

CA FID UST:

ONTARIO NISSAN (Continued) **1000155452**

Facility ID:	36002608
Regulated By:	UTNKA
Regulated ID:	00066470
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported
Mail To:	Not reported
Mailing Address:	1025 N MOUNTAIN
Mailing Address 2:	Not reported
Mailing City,St,Zip:	ONTARIO 91762
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

FINDS:
Registry ID: 110002679851

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000155452
Registry ID:	110002679851
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002679851
Name:	ONTARIO NISSAN
Address:	1025 NORTH MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762

EMI:

Name:	ONTARIO DATSUN INC. ONTARIO NI
Address:	1025 N MOUNTAIN AV
City,State,Zip:	ONTARIO, CA 91762
Year:	1987
County Code:	36
Air Basin:	SC
Facility ID:	16901
Air District Name:	SC
SIC Code:	5511
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:	1
Reactive Organic Gases Tons/Yr:	1

ONTARIO NISSAN (Continued) **1000155452**

Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	METRO COLLISION CENTER INC
Address:	1025 N MOUNTAIN AV
City,State,Zip:	ONTARIO, CA 91762
Year:	1990
County Code:	36
Air Basin:	SC
Facility ID:	78373
Air District Name:	SC
SIC Code:	0
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:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

HAZNET:

Name:	MOUNTAIN MOTOR SPORTS
Address:	1025 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 917620000
Contact:	AMY WALL
Telephone:	9099888988
Mailing Name:	Not reported
Mailing Address:	1025 N MOUNTAIN AVE
Year:	2019
Gepaid:	CAL000232267
TSD EPA ID:	CAD028409019
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.34000
Year:	2019
Gepaid:	CAL000232267
TSD EPA ID:	AZR000520478
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.09000
Year:	2018
Gepaid:	CAC002980320
TSD EPA ID:	CAD982444481
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

ONTARIO NISSAN (Continued) **1000155452**

Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.07500

Year: 2016
Gepaid: CAL000232267
TSD EPA ID: CAD982444481
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.075

HWTS:
Name: MOUNTAIN MOTOR SPORTS
Address: 1025 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000232267
Inactive Date: Not reported
Create Date: 02/14/2002
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 1025 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917620000
Owner Name: HONSU INC
Owner Address: 1025 N MOUNTAIN AVE
Owner Address 2: Not reported
Owner City,State,Zip: ONTARIO, CA 917620000
Contact Name: AMY WALL
Contact Address: 1025 N MOUNTAIN AVE
Contact Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
Facility Status: Active
Facility Type: PERMANENT
Category: STATE
Latitude: 34.076492
Longitude: -117.67013

NAICS:
EPA ID: CAL000232267
Create Date: 2014-12-16 05:37:50.997
NAICS Code: 441221
NAICS Description: Motorcycle Dealers
Issued EPA ID Date: 2002-02-14 00:00:00
Inactive Date: Not reported
Facility Name: MOUNTAIN MOTOR SPORTS
Facility Address: 1025 N MOUNTAIN AVE
Facility Address 2: Not reported
Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 917620000

EPA ID: CAL000232267
Create Date: 2002-03-14 16:36:29.000
NAICS Code: 4413

ONTARIO NISSAN (Continued) **1000155452**

NAICS Description:	Automotive Parts, Accessories, and Tire Stores
Issued EPA ID Date:	2002-02-14 00:00:00
Inactive Date:	Not reported
Facility Name:	MOUNTAIN MOTOR SPORTS
Facility Address:	1025 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917620000

C28 **MOUNTAIN MOTOR SPORTS** **RCRA NonGen / NLR** **1025866438**
SW **1025 N MOUNTAIN AVE** **CAL000232267**
< 1/8 **ONTARIO, CA 91762**
0.079 mi.
419 ft. **Site 10 of 12 in cluster C**

Relative: **Lower**

Actual: **1083 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20020214
Handler Name:	MOUNTAIN MOTOR SPORTS	
Handler Address:		1025 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762-0000
EPA ID:		CAL000232267
Contact Name:		AMY WALL
Contact Address:		1025 N MOUNTAIN AVE
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		909-988-8988
Contact Fax:		909-988-4999
Contact Email:		AMY@MTNRIDE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		1025 N MOUNTAIN AVE
Mailing City,State,Zip:		ONTARIO, CA 91762-0000
Owner Name:		HONSU INC
Owner Type:		Other
Operator Name:		AMY WALL
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		Yes
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes

MOUNTAIN MOTOR SPORTS (Continued) **1025866438**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	AMY WALL
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1025 N MOUNTAIN AVE
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-988-8988
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MOUNTAIN MOTOR SPORTS (Continued) **1025866438**

Owner/Operator Indicator:	Owner
Owner/Operator Name:	HONSU INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1025 N MOUNTAIN AVE
Owner/Operator City,State,Zip:	ONTARIO, CA 91762-0000
Owner/Operator Telephone:	909-988-8988
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20020214
Handler Name:	MOUNTAIN MOTOR SPORTS
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	4413
NAICS Description:	AUTOMOTIVE PARTS, ACCESSORIES, AND TIRE STORES
NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

C29 **MOUNTAIN MOTORSPORTS** **CERS HAZ WASTE** **S103620751**
SW **1025 N MOUNTAIN AVE** **San Bern. Co. Permit** **N/A**
< 1/8 **ONTARIO, CA 91762** **CERS**
0.079 mi.
419 ft. **Site 11 of 12 in cluster C**

Relative:
Lower

Actual:
1083 ft.

CERS HAZ WASTE:

Name:	MOUNTAIN MOTORSPORTS
Address:	1025 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Site ID:	50354
CERS ID:	10048318
CERS Description:	Hazardous Waste Generator

San Bern. Co. Permit:

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Name: MOUNTAIN MOTORSPORTS
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0008275
Owner: HONSU, INC
Permit Number: PT0014474
Permit Category: HAZARDOUS MATERIALS 4-10 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 04/30/2022

Name: MOUNTAIN MOTORSPORTS
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0008275
Owner: HONSU, INC
Permit Number: PT0014473
Permit Category: SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 04/30/2022

Name: UNIQUE COLLISION CTR. INC
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006902
Owner: UNIQUE COLLISION CTR INC
Permit Number: PT0006467
Permit Category: HAZMAT HANDLER 0-10 EMPLOYEES (W/GEN PRMT)
Facility Status: INACTIVE
Expiration Date: 12/31/2004

Name: UNIQUE COLLISION CTR. INC
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006902
Owner: UNIQUE COLLISION CTR INC
Permit Number: PT0006466
Permit Category: HAZARDOUS WASTE GENERATOR - 0-10 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 12/31/2003

CERS:
Name: MOUNTAIN MOTORSPORTS
Address: 1025 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 50354
CERS ID: 10048318
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 50354
Site Name: MOUNTAIN MOTORSPORTS
Violation Date: 03-21-2016
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

	6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 06/17/2016. Failure to note accumulation start date on labels (CCR 66262.34(f)(2)) Accumulation start date missing from hazardous waste containers.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 06/17/2016. Hazardous waste accumulation time exceeded (CCR 66262.34(a)) Accumulation time could not be determined as accumulation start date was missing from the label and disposal records were not available for review.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	04-04-2019
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	Returned to compliance on 05/06/2019. OBSERVATION: During the time of inspection Waste Manifests for waste fuel were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for waste fuel and submit copies of the two most recent manifest record to the CUPA.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 06/17/2016. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Hazardous waste label is missing from hazardous waste containers.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Violation Date:	04-04-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 05/06/2019. OBSERVATION: During the time of inspection (4) 5 gallon containers of waste fuel were observed in the service shop and setup shop. CORRECTIVE ACTION: Submit a signed statement stating that the waste fuel has been added to hazardous materials inventory on CERS.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	04-04-2019
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 05/06/2019. OBSERVATION: During the time of inspection the facility had an inactive EPA ID number. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that you have reactivated your EPA ID number. Your EPA ID number is CAL000232267.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 06/17/2016. Failure to complete hazardous waste labels (CCR 66262.34(f)(3)) Hazardous waste containers labels missing information
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 06/17/2016. Failure to maintain used oil disposal receipts for at least 3 years (CHSC 25160.2(b)(3)) Disposal records not available at time of inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 06/11/2016. Business Plan not submitted to CERS.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	04-04-2019
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 04/04/2019. OBSERVATION: (1) 200 gallon tank of waste oil located in the service shop area was observed without an accumulation start date. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly labeled. Corrected at the time of inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	04-04-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 05/06/2019. OBSERVATION: The site map on the last business plan submittal on 2/15/19 is incomplete. CORRECTIVE ACTION: Include appropriate site map legend for hazardous materials or label hazardous materials storage area on map. Submit a signed statement to the CUPA when an accurate and complete site map is submitted into CERS.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Violation Date:	03-21-2016
Citation:	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
Violation Description:	Failure to properly handle, manage, label, and recycle used oil and fuel filters.

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Violation Notes: Returned to compliance on 06/17/2016. Accumulation start date missing.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-04-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE HANDLER INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-04-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE GENERATOR INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 50354
Site Name: MOUNTAIN MOTORSPORTS
Site Address: 1025 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 03-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Site ID:	50354
Site Name:	MOUNTAIN MOTORSPORTS
Site Address:	1025 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	03-21-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	HW
Enf Action Source:	CERS,

Coordinates:

Site ID:	50354
Facility Name:	MOUNTAIN MOTORSPORTS
Env Int Type Code:	HWG
Program ID:	10048318
Coord Name:	Not reported
Ref Point Type Desc:	Unknown,
Latitude:	34.076904
Longitude:	-117.670715

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	AMY WALL
Entity Title:	Not reported
Affiliation Address:	1025 N MOUNTAIN AVE
Affiliation City:	ONTARIO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91762
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	AMY WALL
Entity Title:	OFFICE MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	MOUNTAIN MOTORSPORTS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Document Preparer
Entity Name:	AMY WALL

MOUNTAIN MOTORSPORTS (Continued) **S103620751**

Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	HONSU, INC
Entity Title:	Not reported
Affiliation Address:	1025 N MOUNTAIN AVE
Affiliation City:	ONTARIO
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91762
Affiliation Phone:	(909) 988-8988,
Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1025 N MOUNTAIN AVE
Affiliation City:	ONTARIO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91762
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	MOUNTAIN MOTORSPORTS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 988-8988,

C30 **ONTARIO NISSAN** **HIST UST** **S113047852**
SW **1025 NO MOUNTAIN** **HAZNET** **N/A**
< 1/8 **ONTARIO, CA 91762** **HWTS**
0.079 mi.
419 ft. **Site 12 of 12 in cluster C**

Relative:
Lower

Actual:
1083 ft.

HIST UST:

Name:	ONTARIO NISSAN
Address:	1025 NO MOUNTAIN
City,State,Zip:	ONTARIO, CA 91762
File Number:	0002A39E
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002A39E.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HAZNET:

Name:	UNIQUE AUTO BODY AND SERVICE
Address:	1025 N MOUNTAIN
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 917620000
Contact:	M ANTONETTE OCHOA
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	PO BOX 1207
Year:	1998
Gepaid:	CAL000068025
TSD EPA ID:	CAT000613893
CA Waste Code:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	H01 - Transfer Station
Tons:	0.1825
Year:	1997
Gepaid:	CAL000068025
TSD EPA ID:	CAT000613893
CA Waste Code:	-
Disposal Method:	H01 - Transfer Station
Tons:	0
Year:	1997

ONTARIO NISSAN (Continued) **S113047852**

Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H01 - Transfer Station
Tons: 0.311

Year: 1996
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: -
Disposal Method: H01 - Transfer Station
Tons: 0

Year: 1996
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H01 - Transfer Station
Tons: 0.4665

Year: 1995
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: -
Tons: 0

Year: 1995
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H01 - Transfer Station
Tons: 0.3255

Year: 1994
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H01 - Transfer Station
Tons: 0.4955

Year: 1994
Gepaid: CAL000068025
TSD EPA ID: CAD008252405
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: R01 - Recycler
Tons: 0.0576

Year: 1993
Gepaid: CAL000068025
TSD EPA ID: CAT000613893
CA Waste Code: 212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: H01 - Transfer Station
Tons: 0.4845

ONTARIO NISSAN (Continued) **S113047852**

Click this hyperlink while viewing on your computer to access
1 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	1993
Gen EPA ID:	CAL000068025
Shipment Date:	19931221
Creation Date:	9/14/1995 0:00:00
Receipt Date:	19931227
Manifest ID:	93019089
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19931026
Creation Date:	9/13/1995 0:00:00
Receipt Date:	19931029
Manifest ID:	93023859
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19931001

ONTARIO NISSAN (Continued) **S113047852**

Creation Date:	9/13/1995 0:00:00
Receipt Date:	19931005
Manifest ID:	93094303
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19930908
Creation Date:	9/12/1995 0:00:00
Receipt Date:	19930913
Manifest ID:	93002475
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19930811
Creation Date:	9/11/1995 0:00:00
Receipt Date:	19930813
Manifest ID:	93228726
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19930714
Creation Date:	9/11/1995 0:00:00
Receipt Date:	19930716
Manifest ID:	92569484
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19930617
Creation Date:	9/8/1995 0:00:00
Receipt Date:	19930622
Manifest ID:	92625363
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19930420
Creation Date:	9/6/1995 0:00:00
Receipt Date:	19930422
Manifest ID:	92573158
Trans EPA ID:	ILD051060408
Trans Name:	Not reported
Trans 2 EPA ID:	ILD051060408
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19930325
Creation Date:	9/1/1995 0:00:00
Receipt Date:	19930330
Manifest ID:	92542654
Trans EPA ID:	ILD051060408
Trans Name:	Not reported
Trans 2 EPA ID:	ILD051060408
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19930224
Creation Date:	9/15/1995 0:00:00
Receipt Date:	19930226
Manifest ID:	92545477

ONTARIO NISSAN (Continued) **S113047852**

Trans EPA ID:	ILD051060408
Trans Name:	Not reported
Trans 2 EPA ID:	ILD051060408
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1995
Gen EPA ID:	CAL000068025
Shipment Date:	19950810
Creation Date:	10/24/1995 0:00:00
Receipt Date:	Not reported
Manifest ID:	95515032
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	- Not reported
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950810
Creation Date:	10/24/1995 0:00:00
Receipt Date:	Not reported
Manifest ID:	95515032
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893

ONTARIO NISSAN (Continued) **S113047852**

Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	- Not reported
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950801
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950804
Manifest ID:	95548764
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950703
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950705
Manifest ID:	95623779
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950509
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950512
Manifest ID:	95525145
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950509
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950512
Manifest ID:	95525145
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950316
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950322

ONTARIO NISSAN (Continued) **S113047852**

Manifest ID:	95092245
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950316
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950322
Manifest ID:	95092245
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19950118
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950120
Manifest ID:	95049943
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19950118
Creation Date:	4/2/1996 0:00:00
Receipt Date:	19950120
Manifest ID:	95049943
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1996
Gen EPA ID:	CAL000068025
Shipment Date:	19961230
Creation Date:	5/20/1997 0:00:00
Receipt Date:	19970103
Manifest ID:	96470091
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112

ONTARIO NISSAN (Continued) **S113047852**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19961230
Creation Date:	5/20/1997 0:00:00
Receipt Date:	19970103
Manifest ID:	96470091
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960906
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960913
Manifest ID:	96505730
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960906
Creation Date:	5/30/1997 0:00:00

ONTARIO NISSAN (Continued) **S113047852**

Receipt Date:	19960913
Manifest ID:	96505730
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19960705
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960712
Manifest ID:	96097283
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.058
Waste Quantity:	116
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19960705
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960712
Manifest ID:	96097283
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960507
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960510
Manifest ID:	96087230
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960507
Creation Date:	5/30/1997 0:00:00
Receipt Date:	19960510
Manifest ID:	96087230
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960409
Creation Date:	10/16/1996 0:00:00
Receipt Date:	19960412
Manifest ID:	96253105
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.168
Waste Quantity:	336
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19960409
Creation Date:	10/16/1996 0:00:00
Receipt Date:	19960412
Manifest ID:	96253105
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1994
Gen EPA ID:	CAL000068025
Shipment Date:	19941220

ONTARIO NISSAN (Continued) **S113047852**

Creation Date:	10/19/1995 0:00:00
Receipt Date:	19941227
Manifest ID:	95031004
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19941220
Creation Date:	10/19/1995 0:00:00
Receipt Date:	19941227
Manifest ID:	95031004
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19941025
Creation Date:	10/19/1995 0:00:00
Receipt Date:	19941028
Manifest ID:	93785392
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19941025
Creation Date:	10/19/1995 0:00:00
Receipt Date:	19941028
Manifest ID:	93785392
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940831
Creation Date:	10/17/1995 0:00:00
Receipt Date:	19940902
Manifest ID:	93795876
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940831
Creation Date:	10/17/1995 0:00:00
Receipt Date:	19940902
Manifest ID:	93795876
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940804
Creation Date:	10/16/1995 0:00:00
Receipt Date:	19940808
Manifest ID:	93683621
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19940804
Creation Date:	10/16/1995 0:00:00
Receipt Date:	19940808
Manifest ID:	93683621

ONTARIO NISSAN (Continued) **S113047852**

Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19940414
Creation Date:	10/5/1995 0:00:00
Receipt Date:	19940419
Manifest ID:	93429357
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19940316
Creation Date:	10/5/1995 0:00:00
Receipt Date:	19940318
Manifest ID:	93420462
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	ILD984908202
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.

ONTARIO NISSAN (Continued) **S113047852**

RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0615
Waste Quantity:	123
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1998
Gen EPA ID:	CAL000068025
Shipment Date:	19980428
Creation Date:	6/26/1998 0:00:00
Receipt Date:	19980501
Manifest ID:	97367783
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19980428
Creation Date:	6/26/1998 0:00:00
Receipt Date:	19980501
Manifest ID:	97367783
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19980401
Creation Date:	5/26/1998 0:00:00
Receipt Date:	19980406
Manifest ID:	97405178
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19980218
Creation Date:	4/16/1998 0:00:00
Receipt Date:	19980223
Manifest ID:	97405219
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	1997
Gen EPA ID:	CAL000068025

ONTARIO NISSAN (Continued) **S113047852**

Shipment Date:	19971218
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19971222
Manifest ID:	97344533
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19971218
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19971222
Manifest ID:	97344533
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT000613893
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	19971112
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19971117
Manifest ID:	96844321
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893

ONTARIO NISSAN (Continued) **S113047852**

Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0435
Waste Quantity:	87
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970801
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19970807
Manifest ID:	96859163
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0
Waste Quantity:	0
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970801
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19970807
Manifest ID:	96859163
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P

ONTARIO NISSAN (Continued) **S113047852**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970708
Creation Date:	12/4/1997 0:00:00
Receipt Date:	19970711
Manifest ID:	96623680
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970303
Creation Date:	6/26/1997 0:00:00
Receipt Date:	19970306
Manifest ID:	96364561
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.056
Waste Quantity:	112
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19970303
Creation Date:	6/26/1997 0:00:00
Receipt Date:	19970306

ONTARIO NISSAN (Continued) **S113047852**

Manifest ID:	96364561
Trans EPA ID:	ILD984908202
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	212 - Oxygenated solvents (acetone, butanol, ethyl acetate, etc.
RCRA Code:	F005
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	UNIQUE AUTO BODY AND SERVICE
Address:	1025 N MOUNTAIN
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAL000068025
Inactive Date:	06/30/1998
Create Date:	03/24/1992
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 1207
Mailing Address 2:	Not reported
Mailing City,State,Zip:	ONTARIO, CA 917620207
Owner Name:	GHADERI MOHAMMAD
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Contact Name:	M ANTONETTE OCHOA
Contact Address:	INACTIVE PER VQ98 - BMI
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.07672
Longitude:	-117.670157

E31 **MOBIL #18-543** **LUST** **S103943736**
SSW **1055 MOUNTAIN** **HIST CORTESE** **N/A**
< 1/8 **ONTARIO, CA 91762**
0.097 mi.
514 ft. **Site 1 of 5 in cluster E**

Relative: **Lower**

Actual: **1082 ft.**

LUST REG 8:

Name:	MOBIL #18-543
Address:	1055 MOUNTAIN AVE
City:	ONTARIO
Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083600542T
Local Case Num:	87025
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Cross Street:	4TH STREET
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100053
How Stopped Date:	6/18/1987
Enter Date:	7/21/1987
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	6/18/1987
Enforcement Date:	Not reported
Close Date:	8/18/1987
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	7/20/1987
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	7/21/1987
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	34.0770355
Longitude:	-117.6701941
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:	RS
Staff Initials:	RR1

MOBIL #18-543 (Continued) **S103943736**

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

HIST CORTESE:

edr_fname:	MOBIL #18-543
edr_fadd1:	1055 MOUNTAIN
City,State,Zip:	ONTARIO, CA 91762
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083600542T

F32 **EL SUPER 49** **RCRA NonGen / NLR** **1024848626**
South **1000 N MOUNTAIN AVE** **CAL000404400**
< 1/8 **ONTARIO, CA 91762**
0.100 mi.
528 ft. **Site 1 of 2 in cluster F**

Relative: **Lower**
Actual: **1082 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20150210
Handler Name:	EL SUPER 49	
Handler Address:		1000 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAL000404400
Contact Name:		RICARDO MONTES
Contact Address:		14601-B LAKEWOOD BLVD
Contact City,State,Zip:		LONG BEACH, CA 90723
Contact Telephone:		562-375-8211
Contact Fax:		562-616-8600
Contact Email:		RICARDO.MONTES@ELSUPER.ORG
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		14601-B LAKEWOOD BLVD
Mailing City,State,Zip:		LONG BEACH, CA 90723
Owner Name:		BODEGA LATINA CORPORATION DBA EL SU
Owner Type:		Other
Operator Name:		RICARDO MONTES
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No

EL SUPER 49 (Continued) **1024848626**

Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICARDO MONTES
Legal Status:	Other
Date Became Current:	Not reported

EL SUPER 49 (Continued) **1024848626**

Date Ended Current:	Not reported
Owner/Operator Address:	14601-B LAKEWOOD BLVD
Owner/Operator City,State,Zip:	LONG BEACH, CA 90723
Owner/Operator Telephone:	562-375-8211
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	BODEGA LATINA CORPORATION DBA EL SU
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	14601-B LAKEWOOD BLVD
Owner/Operator City,State,Zip:	LONG BEACH, CA 90723
Owner/Operator Telephone:	562-616-8800
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20150210
Handler Name: EL SUPER 49	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

F33 **ALBERTSON'S # 6590** **CERS HAZ WASTE** **S105697894**
South **1000 N MOUNTAIN AVE** **HAZNET** **N/A**
< 1/8 **ONTARIO, CA 91762** **San Bern. Co. Permit**
0.100 mi. **CERS**
528 ft. **Site 2 of 2 in cluster F** **HWTS**

Relative: **Lower**
Actual: **1082 ft.**

CERS HAZ WASTE:

Name:	EL SUPER #50
Address:	1000 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Site ID:	272952

ALBERTSON'S # 6590 (Continued) **S105697894**

CERS ID: 10618423
CERS Description: Hazardous Waste Generator

HAZNET:
Name: ALBERTSON'S # 6590
Address: 1000 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
Contact: JILL WASHBURN
Telephone: 2083953949
Mailing Name: Not reported
Mailing Address: PO BOX 20, DEPT 72405

Year: 2014
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 214 - Unspecified solvent mixture
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.047

Year: 2014
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 141 - Off-specification, aged or surplus inorganics
Disposal Method: -
Tons: 0.27

Year: 2014
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0115

Year: 2013
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 141 - Off-specification, aged or surplus inorganics
Disposal Method: -
Tons: 0.292

Year: 2013
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: -
Tons: 0.187

Year: 2013
Gepaid: CAL000384588
TSD EPA ID: INR000110197
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.001

ALBERTSON'S # 6590 (Continued) **S105697894**

Year:	2013
Gepaid:	CAL000384588
TSD EPA ID:	INR000110197
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0345

Additional Info:

Year:	2014
Gen EPA ID:	CAL000384588
Shipment Date:	20140218
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006239228FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.1675
Waste Quantity:	335
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140218
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006239228FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

ALBERTSON'S # 6590 (Continued) **S105697894**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140218
Creation Date:	7/20/2014 22:15:06
Receipt Date:	20140228
Manifest ID:	006239228FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.27
Waste Quantity:	540
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140218
Creation Date:	7/20/2014 22:15:06
Receipt Date:	20140228
Manifest ID:	006239228FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140218
Creation Date:	7/20/2014 22:15:06
Receipt Date:	20140228
Manifest ID:	006239228FLE

ALBERTSON'S # 6590 (Continued) **S105697894**

Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: OKD981588791
Trans 2 Name: TRIAD TRANSPORT INC
TSDF EPA ID: INR000110197
Trans Name: STERICYCLE INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.015
Waste Quantity: 30
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20140218
Creation Date: 7/20/2014 22:15:06
Receipt Date: 20140228
Manifest ID: 006239228FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: OKD981588791
Trans 2 Name: TRIAD TRANSPORT INC
TSDF EPA ID: INR000110197
Trans Name: STERICYCLE INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 214 - Unspecified solvent mixture
RCRA Code: D001
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.032
Waste Quantity: 64
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2013
Gen EPA ID: CAL000384588

Shipment Date: 20131218
Creation Date: 5/14/2014 22:15:13
Receipt Date: 20140108
Manifest ID: 006216592FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: OKD981588791

ALBERTSON'S # 6590 (Continued) **S105697894**

Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.109
Waste Quantity:	218
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13
Receipt Date:	20140108
Manifest ID:	006216592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.183
Waste Quantity:	366
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13
Receipt Date:	20140108
Manifest ID:	006216592FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

ALBERTSON'S # 6590 (Continued) **S105697894**

Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130822
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130829
Manifest ID:	006212376FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130822
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130829
Manifest ID:	006212376FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.187
Waste Quantity:	374
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ALBERTSON'S # 6590 (Continued) **S105697894**

Shipment Date:	20130509
Creation Date:	9/20/2013 22:15:10
Receipt Date:	20130521
Manifest ID:	005959037FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.018
Waste Quantity:	36
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130509
Creation Date:	9/20/2013 22:15:10
Receipt Date:	20130521
Manifest ID:	005959037FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130509
Creation Date:	9/20/2013 22:15:10
Receipt Date:	20130521
Manifest ID:	005959037FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791

ALBERTSON'S # 6590 (Continued) **S105697894**

Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	D010
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D007
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130509
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005959037FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	561 - Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20130509
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	005959037FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported

ALBERTSON'S # 6590 (Continued) **S105697894**

Quantity Tons: 0.0005
Waste Quantity: 1
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

San Bern. Co. Permit:
Name: EL SUPER #50
Address: 1000 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0017250
Owner: Bodega Latina Corporation
Permit Number: PT0038224
Permit Category: CONDITIONALLY EXEMPT SM QTY GENERATOR
Facility Status: ACTIVE
Expiration Date: 03/31/2022

Name: EL SUPER #50
Address: 1000 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0017250
Owner: Bodega Latina Corporation
Permit Number: PT0038223
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 03/31/2022

Name: ALBERTSON'S #6590
Address: 1000 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0007499
Owner: Albertsons, LLC
Permit Number: PT0012807
Permit Category: CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Facility Status: INACTIVE
Expiration Date: 11/30/2013

Name: ALBERTSON'S #6590
Address: 1000 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0007499
Owner: Albertsons, LLC
Permit Number: PT0020749
Permit Category: HAZMAT HANDLER 26-50 EMPLOYEES
Facility Status: INACTIVE
Expiration Date: 11/30/2013

CERS:
Name: EL SUPER #50

ALBERTSON'S # 6590 (Continued) **S105697894**

Address: 1000 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 272952
CERS ID: 10618423
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 272952
Site Name: El Super #50
Violation Date: 05-30-2019
Citation: Un-Specified
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 06/21/2019. OBSERVATION: Facility is subject to a Hazardous Waste Generator Permit with this Division based on inventory observed at time of inspection. CORRECTIVE ACTION: Pay applicable fees for Hazardous Waste Generator Permit upon receipt of invoice. Once payment has been submitted sign and submit a Certificate of Compliance (CofC) located at the end of this report to the inspector email provided.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 272952
Site Name: El Super #50
Violation Date: 05-30-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 06/18/2019. OBSERVATION: Inventory observed on site is inconsistent with inventory submitted via the California Environmental Reporting System (CERS) on 02/19/2019. CERS Identification Number- 10618423. CORRECTIVE ACTION: Using CERS submit a complete and accurate inventory within 30 days of this report. Reference the inventory provided. Once changes have been made submit a signed Certificate of Compliance (CofC) located at the end of this report to the inspector email provided on this report.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-30-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-30-2019
Violations Found: Yes

ALBERTSON'S # 6590 (Continued) **S105697894**

Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 272952
Facility Name: El Super #50
Env Int Type Code: HWG
Program ID: 10618423
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 34.076550
Longitude: -117.668980

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Ricardo Montes
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: BODEGA LATINA CORPORATION
Entity Title: Not reported
Affiliation Address: 14601B Lakewood Blvd
Affiliation City: Paramount
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 90723
Affiliation Phone: (562) 616-8800,

Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Identification Signer
Entity Name: Ricardo Montes
Entity Title: Director of Compliance
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

ALBERTSON'S # 6590 (Continued) **S105697894**

Affiliation Type Desc:	Environmental Contact
Entity Name:	Ricardo Montes
Entity Title:	Not reported
Affiliation Address:	14601B Lakewood Blvd
Affiliation City:	Paramount
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90723
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	14601B Lakewood Blvd
Affiliation City:	Paramount
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90723
Affiliation Phone:	,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Bodega Latina Corp.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	El Super #50
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 456-8423,

HWTS:

Name:	ALBERTSON'S # 6590
Address:	1000 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAL000384588
Inactive Date:	06/30/2014
Create Date:	04/15/2013
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 20, DEPT 72405
Mailing Address 2:	Not reported
Mailing City,State,Zip:	BOISE, ID 83726
Owner Name:	ALBERTSON'S LLC
Owner Address:	PO BOX 20, DEPT 72405
Owner Address 2:	Not reported

ALBERTSON'S # 6590 (Continued) **S105697894**

Owner City,State,Zip:	BOISE, ID 83726
Contact Name:	JILL WASHBURN
Contact Address:	PO BOX 20, DEPT. 72405
Contact Address 2:	Not reported
City,State,Zip:	BOISE, ID 83726
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.07653
Longitude:	-117.66897

NAICS:

EPA ID:	CAL000384588
Create Date:	2013-04-15 14:58:54.470
NAICS Code:	45291
NAICS Description:	Warehouse Clubs and Superstores
Issued EPA ID Date:	2013-04-15 14:58:54.47000
Inactive Date:	2014-06-30 00:00:00
Facility Name:	ALBERTSON'S # 6590
Facility Address:	1000 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91762

34
WNW
< 1/8
0.114 mi.
601 ft.

JOHN QUESADA **RCRA NonGen / NLR** **1026822347**
1138 W.. PRINCETON STREET **CAC003135304**
ONTARIO, CA 91762

Relative:
Higher

Actual:
1103 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210820
Handler Name:	JOHN QUESADA	
Handler Address:		1138 W.. PRINCETON STREET
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAC003135304
Contact Name:		JOHN QUESADA
Contact Address:		1138 W.. PRINCETON STREET
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		562-832-2353
Contact Fax:		Not reported
Contact Email:		KARLA@SUPERIORENV.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		1138 W.. PRINCETON STREET
Mailing City,State,Zip:		ONTARIO, CA 91762
Owner Name:		JOHN QUESADA

JOHN QUESADA (Continued) **1026822347**

Owner Type:	Other
Operator Name:	JOHN QUESADA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210820
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

JOHN QUESADA (Continued) **1026822347**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: JOHN QUESADA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1138 W.. PRINCETON STREET
Owner/Operator City,State,Zip: ONTARIO, CA 91762
Owner/Operator Telephone: 562-832-2353
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JOHN QUESADA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1138 W.. PRINCETON STREET
Owner/Operator City,State,Zip: ONTARIO, CA 91762
Owner/Operator Telephone: 562-832-2353
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210820
Handler Name: JOHN QUESADA
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E35
SSW
1/8-1/4
0.127 mi.
673 ft.

CITY FIRE STATION #4
1005 N MOUNTAIN
ONTARIO, CA 91764

Site 2 of 5 in cluster E

San Bern. Co. Permit
CERS

S121143878
N/A

Relative:
Lower

Actual:
1078 ft.

San Bern. Co. Permit:

Name:	CITY FIRE STATION #4
Address:	1005 N MOUNTAIN
City,State,Zip:	ONTARIO, CA 91764
Region:	SAN BERNARDINO
Facility ID:	FA0002020
Owner:	CITY OF ONTARIO
Permit Number:	PT0003421
Permit Category:	HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
Facility Status:	ACTIVE
Expiration Date:	05/31/2022

CERS:

Name:	CITY FIRE STATION #4
Address:	1005 N MOUNTAIN
City,State,Zip:	ONTARIO, CA 91764
Site ID:	105837
CERS ID:	10037335
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	105837
Site Name:	CITY FIRE STATION #4
Violation Date:	02-01-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 07/31/2017.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-09-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-01-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	STATION 4 INSPECTION
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

CITY FIRE STATION #4 (Continued) **S121143878**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-03-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 105837
Site Name: CITY FIRE STATION #4
Site Address: 1005 N MOUNTAIN
Site City: ONTARIO
Site Zip: 91764
Enf Action Date: 02-01-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Parent Corporation
Entity Name: CITY OF ONTARIO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 425 E. B ST.
Affiliation City: ONTARIO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 91764
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: CITY OF ONTARIO

CITY FIRE STATION #4 (Continued) **S121143878**

Entity Title:	Not reported
Affiliation Address:	425 E. B ST.
Affiliation City:	ONTARIO
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91764
Affiliation Phone:	(909) 395-2000,
Affiliation Type Desc:	Document Preparer
Entity Name:	William Power
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	William Power
Entity Title:	Not reported
Affiliation Address:	415 East B street
Affiliation City:	Ontario
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91764
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	William Power
Entity Title:	FIRE CAPTAIN/SAC
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	CITY OF ONTARIO FIRE DEPARTMENT
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 395-2002,
Affiliation Type Desc:	Property Owner
Entity Name:	City of Ontario
Entity Title:	Not reported
Affiliation Address:	415 East B street
Affiliation City:	Ontario
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91764
Affiliation Phone:	(909) 395-2573,

E36
SSW
1/8-1/4
0.127 mi.
673 ft.

FIRE STATION NO 4
1005 N MOUNTAIN AVE
ONTARIO, CA 91762

Site 3 of 5 in cluster E

HIST UST **U001570132**
N/A

Relative:
Lower

Actual:
1078 ft.

HIST UST:

Name:	FIRE STATION NO 4
Address:	1005 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
File Number:	00029C9D
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00029C9D.pdf
Region:	STATE
Facility ID:	00000023354
Facility Type:	Other
Other Type:	CITY FIRE STATION
Contact Name:	Not reported
Telephone:	7149864579
Owner Name:	CITY OF ONTARIO
Owner Address:	1005 N. MOUNTAIN AVE.
Owner City,St,Zip:	ONTARIO, CA 91762
Total Tanks:	0001
Tank Num:	001
Container Num:	D198792
Year Installed:	1957
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor

Click here for Geo Tracker PDF:

E37
SSW
1/8-1/4
0.127 mi.
673 ft.

FIRE STATION NO. 4
1005 N MOUNTAIN AVE
ONTARIO, CA 91762

Site 4 of 5 in cluster E

SWEEPS UST **S101619004**
CA FID UST **N/A**

Relative:
Lower

Actual:
1078 ft.

SWEEPS UST:

Name:	FIRE STATION NO. 4
Address:	1005 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	23354
Number:	4
Board Of Equalization:	44-020782
Referral Date:	09-06-91
Action Date:	09-06-91
Created Date:	02-29-88
Owner Tank Id:	D198792
SWRCB Tank Id:	36-000-023354-000001
Tank Status:	A
Capacity:	550
Active Date:	08-24-88
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

FIRE STATION NO. 4 (Continued) **S101619004**

CA FID UST:
Facility ID: 36002265
Regulated By: UTNKA
Regulated ID: 00023354
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 1005 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: ONTARIO 91762
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

E38 **ONTARIO FIRE STATION NO. 4** **RCRA-VSQG** **1012175471**
SSW **1005 N. MOUNTAIN AVENUE** **CAC002613888**
1/8-1/4 **ONTARIO, CA 91762**
0.127 mi.
673 ft. **Site 5 of 5 in cluster E**

Relative: **Lower**

Actual: **1078 ft.**

RCRA-VSQG:
Date Form Received by Agency: 20080430
Handler Name: ONTARIO FIRE STATION NO. 4
Handler Address: 1005 N. MOUNTAIN AVENUE
Handler City,State,Zip: ONTARIO, CA 91762
EPA ID: CAC002613888
Contact Name: DAVID A CARRIER
Contact Address: Not reported
Contact City,State,Zip: Not reported
Contact Telephone: 909-395-2002 2539
Contact Fax: Not reported
Contact Email: DCARRIER@CI.ONTARIO.CA.US
Contact Title: Not reported
EPA Region: 09
Land Type: Municipal
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: 2007
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 425 EAST "B" STREET
Mailing City,State,Zip: ONTARIO, CA 91764
Owner Name: CITY OF ONTARIO
Owner Type: Municipal
Operator Name: CITY OF ONTARIO
Operator Type: Municipal
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No

ONTARIO FIRE STATION NO. 4 (Continued) **1012175471**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20081015
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2007

Click Here for Biennial Reporting System Data:

ONTARIO FIRE STATION NO. 4 (Continued) **1012175471**

Hazardous Waste Summary:
Waste Code: D008
Waste Description: LEAD

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: CITY OF ONTARIO
Legal Status: Municipal
Date Became Current: 19580101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: CITY OF ONTARIO
Legal Status: Municipal
Date Became Current: 19561224
Date Ended Current: Not reported
Owner/Operator Address: 303 EAST "B" STREET
Owner/Operator City,State,Zip: ONTARIO, CA 91764
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20080430
Handler Name: ONTARIO FIRE STATION NO. 4
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 92216
NAICS Description: FIRE PROTECTION

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

G39 **DOLLAR TREE #06633** **RCRA NonGen / NLR** **1024851962**
SSW **980 N MOUNTAIN AVE** **CAL000410819**
1/8-1/4 **ONTARIO, CA 91762**
0.166 mi.
874 ft. **Site 1 of 4 in cluster G**

Relative: **Lower**

Actual: **1074 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20150930
Handler Name:	DOLLAR TREE #06633	
Handler Address:		980 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAL000410819
Contact Name:		ANGELA JONES
Contact Address:		500 VOLVO PKWY
Contact City,State,Zip:		CHESAPEAKE, VA 23320-1604
Contact Telephone:		757-321-5761
Contact Fax:		757-321-5160
Contact Email:		AJONES@DOLLARTREE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		500 VOLVO PKWY
Mailing City,State,Zip:		CHESAPEAKE, VA 23320-1604
Owner Name:		DOLLAR TREE STORES, INC.
Owner Type:		Other
Operator Name:		ANGELA JONES
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

DOLLAR TREE #06633 (Continued) **1024851962**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DOLLAR TREE STORES, INC.
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	500 VOLVO PKWY
Owner/Operator City,State,Zip:	CHESAPEAKE, VA 23320-1604
Owner/Operator Telephone:	757-321-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ANGELA JONES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	500 VOLVO PKWY
Owner/Operator City,State,Zip:	CHESAPEAKE, VA 23320-1604
Owner/Operator Telephone:	757-321-5761
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DOLLAR TREE #06633 (Continued) **1024851962**

Historic Generators:
Receive Date: 20150930
Handler Name: DOLLAR TREE #06633
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 45299
NAICS Description: ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

G40 **DOLLAR TREE #06633** **CERS HAZ WASTE** **S113800205**
SSW **980 N MOUNTAIN AVE** **San Bern. Co. Permit** **N/A**
1/8-1/4 **ONTARIO, CA 91762** **CERS**
0.166 mi.
874 ft. **Site 2 of 4 in cluster G**

Relative:
Lower

Actual:
1074 ft.

CERS HAZ WASTE:
Name: DOLLAR TREE #06633
Address: 980 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 358992
CERS ID: 10645099
CERS Description: Hazardous Waste Generator

San Bern. Co. Permit:
Name: DOLLAR TREE #06633
Address: 980 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0016707
Owner: DOLLAR TREE STORES, INC.
Permit Number: PT0036014
Permit Category: CONDITIONALLY EXEMPT SM QTY GENERATOR SPECIAL
Facility Status: ACTIVE
Expiration Date: 08/31/2022

Name: DOLLAR TREE #06633
Address: 980 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO

DOLLAR TREE #06633 (Continued) **S113800205**

Facility ID: FA0016707
Owner: DOLLAR TREE STORES, INC.
Permit Number: PT0037416
Permit Category: HAZMAT HANDLER GENERAL ACT.(NB)
Facility Status: FEE EXEMPT
Expiration Date: 08/31/2017

CERS:
Name: DOLLAR TREE #06633
Address: 980 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 358992
CERS ID: 10645099
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 358992
Site Name: Dollar Tree #06633
Violation Date: 06-27-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 08/19/2016. Failure to obtain a CUPA Hazardous Waste Generator Permit (SBCC 23.0602(b)(1)) Facility did not obtain waste generator permits with this Division
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-27-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: ROUTINE GENERATOR INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-27-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE GENERATOR INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

DOLLAR TREE #06633 (Continued) **S113800205**

Enforcement Action:

Site ID:	358992
Site Name:	Dollar Tree #06633
Site Address:	980 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	06-27-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	HW
Enf Action Source:	CERS,

Coordinates:

Site ID:	358992
Facility Name:	Dollar Tree #06633
Env Int Type Code:	HWG
Program ID:	10645099
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	34.075740
Longitude:	-117.670050

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	Jose Figueroa
Entity Title:	EH&S Specialist
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Dollar Tree Stores, Inc.
Entity Title:	Not reported
Affiliation Address:	500 Volvo Pkwy
Affiliation City:	Chesapeake
Affiliation State:	VA
Affiliation Country:	United States
Affiliation Zip:	23320
Affiliation Phone:	(757) 321-5000,
Affiliation Type Desc:	Document Preparer
Entity Name:	JOSE FIGUEROA
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator

DOLLAR TREE #06633 (Continued) **S113800205**

Entity Name:	Dollar Tree Stores, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(757) 321-5000,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Dollar Tree Stores, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Sherry Aebersold
Entity Title:	Not reported
Affiliation Address:	1122 Runway Drive
Affiliation City:	Stockton
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95206
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	500 Volvo Pkwy
Affiliation City:	Chesapeake
Affiliation State:	VA
Affiliation Country:	Not reported
Affiliation Zip:	23320
Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	Retail Opportunity Investments Corp.
Entity Title:	Not reported
Affiliation Address:	8905 Towne Centre Drive, Suite 108
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92122

DOLLAR TREE #06633 (Continued) **S113800205**

Affiliation Phone: (858) 255-4914,

G41
SSW
1/8-1/4
0.166 mi.
874 ft.

FAMILY DOLLAR #8941
980 N MOUNTAIN AVE
ONTARIO, CA 91762

San Bern. Co. Permit **S111859491**
N/A

Site 3 of 4 in cluster G

Relative:
Lower

Actual:
1074 ft.

San Bern. Co. Permit:

Name:	FAMILY DOLLAR #8941
Address:	980 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0014154
Owner:	Dollar Tree Stores, Inc.
Permit Number:	PT0025314
Permit Category:	CONDITIONALLY EXEMPT SM QTY GENERATOR SPECIAL
Facility Status:	INACTIVE
Expiration Date:	12/31/2016

42
NNE
1/8-1/4
0.170 mi.
895 ft.

DELORES ZORNES
1006 W 5TH ST
ONTARIO, CA 91762

RCRA NonGen / NLR **1025842390**
CAC003022000

Relative:
Higher

Actual:
1117 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20190628
Handler Name:	DELORES ZORNES	
Handler Address:		1006 W 5TH ST
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAC003022000
Contact Name:		DELORES ZORNES
Contact Address:		1006 W 5TH ST
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		909-986-9960
Contact Fax:		Not reported
Contact Email:		KRISTINE.RAMOS@PEAS1.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		1006 W 5TH ST
Mailing City,State,Zip:		ONTARIO, CA 91762
Owner Name:		DELORES ZORNES
Owner Type:		Other
Operator Name:		DELORES ZORNES
Operator Type:		Other
Short-Term Generator Activity:		No

DELORES ZORNES (Continued) **1025842390**

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190729
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

DELORES ZORNES (Continued) **1025842390**

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: DELORES ZORNES
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1006 W 5TH ST
Owner/Operator City,State,Zip: ONTARIO, CA 91762
Owner/Operator Telephone: 909-986-9960
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: DELORES ZORNES
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 1006 W 5TH ST
Owner/Operator City,State,Zip: ONTARIO, CA 91762
Owner/Operator Telephone: 909-986-9960
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190628
Handler Name: DELORES ZORNES
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

G43 **ONTARIO DENTAL CENTER** **RCRA NonGen / NLR** **1024841376**
SSW **974 N MOUNTAIN AVE** **CAL000391017**
1/8-1/4 **ONTARIO, CA 91762**
0.178 mi.
940 ft. **Site 4 of 4 in cluster G**

Relative: **Lower**

Actual: **1073 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20131106
Handler Name:	ONTARIO DENTAL CENTER	
Handler Address:		974 N MOUNTAIN AVE
Handler City,State,Zip:		ONTARIO, CA 91762
EPA ID:		CAL000391017
Contact Name:		MUKESH PATEL
Contact Address:		974 N MOUNTAIN AVE
Contact City,State,Zip:		ONTARIO, CA 91762
Contact Telephone:		909-984-0246
Contact Fax:		909-510-4556
Contact Email:		ONTARIODENTALCENTER@GMAIL.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		974 N MOUNTAIN AVE
Mailing City,State,Zip:		ONTARIO, CA 91762-0000
Owner Name:		MUKESH PATELL DDS
Owner Type:		Other
Operator Name:		MUKESH PATEL
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

ONTARIO DENTAL CENTER (Continued) **1024841376**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MUKESH PATEL
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	974 N MOUNTAIN AVE
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-984-0246
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MUKESH PATELL DDS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	974 N MOUNTAIN AVE
Owner/Operator City,State,Zip:	ONTARIO, CA 91762-0000
Owner/Operator Telephone:	909-984-0246
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

ONTARIO DENTAL CENTER (Continued) **1024841376**

Historic Generators:
Receive Date: 20131106
Handler Name: ONTARIO DENTAL CENTER
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 62121
NAICS Description: OFFICES OF DENTISTS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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44 **UNOCAL #6418** **LUST S102440345**
NW **1305 MOUNTAIN** **HIST CORTESE N/A**
1/8-1/4 **ONTARIO, CA 91761**
0.199 mi.
1052 ft.

Relative: **Higher**

Actual: **1115 ft.**

LUST REG 8:
Name: UNOCAL #6418
Address: 1305 MOUNTAIN AVE
City: ONTARIO
Region: 8
County: San Bernardino
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083601471T
Local Case Num: 87026
Case Type: Soil only
Substance: Unleaded Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Cross Street: 5TH STREET
Enf Type: CLOS
Funding: Not reported
How Discovered: OM
How Stopped: Not reported
Leak Cause: Structure Failure
Leak Source: Piping
Global ID: T0607100175
How Stopped Date: 4/5/1990
Enter Date: 4/13/1990

UNOCAL #6418 (Continued) **S102440345**

Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	4/20/1990
Discover Date:	4/5/1990
Enforcement Date:	1/1/1965
Close Date:	8/25/1992
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	4/13/1990
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Yes
Oversite Program:	LUST
Latitude:	34.0812244
Longitude:	-117.6706202
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:	NOM
Staff Initials:	LH6
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

HIST CORTESE:

edr_fname:	UNOCAL #6418
edr_fadd1:	1305 MOUNTAIN
City,State,Zip:	ONTARIO, CA 91761
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083601471T

H45 **UNITED PACIFIC 0650** **UST** **U004353157**
NNW **1305 N MOUNTAIN AVE** **N/A**
1/8-1/4 **ONTARIO, CA 91762**
0.207 mi.
1091 ft. **Site 1 of 7 in cluster H**

Relative: UST:
Higher

Name:	UNITED PACIFIC 0650
Address:	1305 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	FA0006742

Actual:
1118 ft.

UNITED PACIFIC 0650 (Continued) **U004353157**

Permitting Agency: San Bernardino County Fire Department
CERSID: 10045657
Latitude: 34.081799
Longitude: -117.67054

H46 **SERVICE STATION # 6418** **Notify 65** **S100179517**
NNW **1305 NORTH MOUNTAIN AVE** **N/A**
1/8-1/4 **ONTARIO, CA 91762**
0.207 mi.
1091 ft. **Site 2 of 7 in cluster H**

Relative: **Higher**
Actual: **1118 ft.**

NOTIFY 65:
Name: SERVICE STATION # 6418
Address: 1305 NORTH MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762-1105
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

H47 **APRO LLC DBA UNITED PACIFIC 0650** **RCRA NonGen / NLR** **1026170288**
NNW **1305 N MOUNTAIN AVE** **CAL000453846**
1/8-1/4 **ONTARIO, CA 91761**
0.207 mi.
1091 ft. **Site 3 of 7 in cluster H**

Relative: **Higher**
Actual: **1118 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20200326
Handler Name: APRO LLC DBA UNITED PACIFIC 0650
Handler Address: 1305 N MOUNTAIN AVE
Handler City,State,Zip: ONTARIO, CA 91761
EPA ID: CAL000453846
Contact Name: TOM ROBINS
Contact Address: 4130 COVER STREET
Contact City,State,Zip: LONG BEACH, CA 90808
Contact Telephone: 310-323-3992
Contact Fax: Not reported
Contact Email: TOM.ROBINS@UNITEDPACIFIC.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 4130 COVER STREET
Mailing City,State,Zip: LONG BEACH, CA 90808
Owner Name: APRO LLC DBA UNITED PACIFIC

APRO LLC DBA UNITED PACIFIC 0650 (Continued) **1026170288**

Owner Type:	Other
Operator Name:	TOM ROBINS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200408
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

APRO LLC DBA UNITED PACIFIC 0650 (Continued) **1026170288**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	APRO LLC DBA UNITED PACIFIC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4130 COVER STREET
Owner/Operator City,State,Zip:	LONG BEACH, CA 90808
Owner/Operator Telephone:	310-323-3992
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	TOM ROBINS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4130 COVER STREET
Owner/Operator City,State,Zip:	LONG BEACH, CA 90808
Owner/Operator Telephone:	310-323-3992
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200326
Handler Name:	APRO LLC DBA UNITED PACIFIC 0650
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	447190
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

H48 **TOSCO SS # 31172-6418** **UST** **U004350413**
NNW **1305 N MOUNTAIN AVE** **N/A**
1/8-1/4 **ONTARIO, CA 91762**
0.207 mi.
1091 ft. **Site 4 of 7 in cluster H**

Relative: UST:
Higher

Actual:
1118 ft.

Name:	TOSCO SS # 31172-6418
Address:	1305 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	86009256
Permitting Agency:	SAN BERNARDINO COUNTY
CERSID:	Not reported
Latitude:	34.083144
Longitude:	-117.669182

H49 **UNOCAL 76** **SWEEPS UST** **S101591112**
NNW **1305 N MOUNTAIN AVE** **CA FID UST** **N/A**
1/8-1/4 **ONTARIO, CA 91762**
0.207 mi.
1091 ft. **Site 5 of 7 in cluster H**

Relative: SWEEPS UST:
Higher

Actual:
1118 ft.

Name:	UNOCAL 76
Address:	1305 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	55232
Number:	9
Board Of Equalization:	44-001057
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	36-000-055232-000001
Tank Status:	A
Capacity:	12000
Active Date:	08-22-88
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	3

Name:	UNOCAL 76
Address:	1305 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	55232
Number:	9
Board Of Equalization:	44-001057
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	36-000-055232-000002
Tank Status:	A
Capacity:	12000
Active Date:	08-22-88
Tank Use:	M.V. FUEL
STG:	P

UNOCAL 76 (Continued) **S101591112**

Content: REG UNLEADED
Number Of Tanks: Not reported

Name: UNOCAL 76
Address: 1305 N MOUNTAIN AVE
City: ONTARIO
Status: Active
Comp Number: 55232
Number: 9
Board Of Equalization: 44-001057
Referral Date: 07-28-92
Action Date: 07-28-92
Created Date: 02-29-88
Owner Tank Id: 3
SWRCB Tank Id: 36-000-055232-000003
Tank Status: A
Capacity: 12000
Active Date: 08-22-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 36001575
Regulated By: UTNKA
Regulated ID: 00055232
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 1305 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: ONTARIO 91762
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

H50 **GOLDEN STATE ENTERPRISES SITE #256418** **RCRA NonGen / NLR** **1024842412**
NNW **1305 N MOUNTAIN AVE** **CAL000392833**
1/8-1/4 **ONTARIO, CA 91762**
0.207 mi.
1091 ft. **Site 6 of 7 in cluster H**

Relative: **Higher**
Actual: **1118 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20140115
Handler Name: GOLDEN STATE ENTERPRISES SITE #256418
Handler Address: 1305 N MOUNTAIN AVE
Handler City,State,Zip: ONTARIO, CA 91762-1105
EPA ID: CAL000392833
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact City,State,Zip: AGOURA HILLS, CA 91301

GOLDEN STATE ENTERPRISES SITE #256418 (Continued) **1024842412**

Contact Telephone:	818-366-8984
Contact Fax:	818-206-5715
Contact Email:	LTHOMPSON@GSG.EMAIL
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	29501 CANWOOD ST STE 200
Mailing City,State,Zip:	AGOURA HILLS, CA 91301-1570
Owner Name:	GOLDEN STATE ENTERPRISES
Owner Type:	Other
Operator Name:	LISA THOMPSON
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

GOLDEN STATE ENTERPRISES SITE #256418 (Continued) **1024842412**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GOLDEN STATE ENTERPRISES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	29501 CANWOOD ST STE 200
Owner/Operator City,State,Zip:	AGOURA HILLS, CA 91301-0000
Owner/Operator Telephone:	818-206-5700
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	LISA THOMPSON
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	29501 CANWOOD ST STE 200
Owner/Operator City,State,Zip:	AGOURA HILLS, CA 91301
Owner/Operator Telephone:	818-366-8984
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20140115
Handler Name:	GOLDEN STATE ENTERPRISES SITE #256418
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported

GOLDEN STATE ENTERPRISES SITE #256418 (Continued) **1024842412**

Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 44719
NAICS Description: OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

H51 **UNION OIL SERVICE STATION 641** **LUST** **U001570165**
NNW **1305 N MOUNTAIN AVENUE** **CERS HAZ WASTE** **N/A**
1/8-1/4 **ONTARIO, CA 91762** **HIST UST**
0.207 mi. **CERS TANKS**
1091 ft. **Site 7 of 7 in cluster H** **Cortese**
San Bern. Co. Permit
Relative: Higher **CERS**
HWTS
Actual: 1118 ft.

LUST:
Name: UNOCAL #6418
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91760
Lead Agency: SAN BERNARDINO COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100175
Global Id: T0607100175
Latitude: 34.081795
Longitude: -117.670531
Status: Completed - Case Closed
Status Date: 08/25/1992
Case Worker: Not reported
RB Case Number: 083601471T
Local Agency: Not reported
File Location: Local Agency
Local Case Number: 87026
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0607100175
Action Type: Other
Date: 04/12/1990
Action: Leak Reported

Global Id: T0607100175
Action Type: ENFORCEMENT
Date: 08/25/1992
Action: Closure/No Further Action Letter

Global Id: T0607100175
Action Type: Other
Date: 04/05/1990

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Action: Leak Stopped

Global Id: T0607100175
Action Type: Other
Date: 04/05/1990
Action: Leak Discovery

LUST:
Global Id: T0607100175
Status: Open - Case Begin Date
Status Date: 04/05/1990

Global Id: T0607100175
Status: Open - Site Assessment
Status Date: 04/20/1990

Global Id: T0607100175
Status: Completed - Case Closed
Status Date: 08/25/1992

CERS HAZ WASTE:
Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 55138
CERS ID: 10045657
CERS Description: Hazardous Waste Generator

HIST UST:
Name: UNION OIL SERVICE STATION 641
Address: 1305 N MOUNTAIN AVENUE
City,State,Zip: ONTARIO, CA 91762
File Number: 0002A950
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002A950.pdf
Region: STATE
Facility ID: 00000055232
Facility Type: Gas Station
Other Type: Not reported
Contact Name: EXCEL OIL INC.
Telephone: 7149885188
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 123 CAMINO DELA REINA
Owner City,St,Zip: SAN DIEGO, CA 92108
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: 1983
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 002

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Container Num:	2
Year Installed:	1983
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Tank Num:	003
Container Num:	3
Year Installed:	1972
Tank Capacity:	00000550
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	004
Container Num:	4
Year Installed:	1983
Tank Capacity:	00012000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Click here for Geo Tracker PDF:

CERS TANKS:

Name:	UNITED PACIFIC 0650
Address:	1305 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Site ID:	55138
CERS ID:	10045657
CERS Description:	Underground Storage Tank

CORTESE:

Name:	UNOCAL #6418
Address:	1305 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91760
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607100175
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

San Bern. Co. Permit:
Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006742
Owner: APRO LLC
Permit Number: PT0023368
Permit Category: WASTE INCIDENTAL UST OPERATION ONLY -PER YEAR
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006742
Owner: APRO LLC
Permit Number: PT0002461
Permit Category: HAZMAT HANDLER, UST ONLY - PER YEAR
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006742
Owner: APRO LLC
Permit Number: PT0011655
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006742
Owner: APRO LLC
Permit Number: PT0011656
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: ACTIVE
Expiration Date: 12/31/2021

Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0006742
Owner: APRO LLC

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Permit Number: PT0011657
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: ACTIVE
Expiration Date: 12/31/2021

CERS:
Name: UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 55138
CERS ID: 10045657
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-21-2016
Citation: HSC 6.7 29291(b) - California Health and Safety Code, Chapter 6.7, Section(s) 29291(b)
Violation Description: Failure of the UST system to be designed and constructed with a monitoring system capable of detecting the entry of the hazardous substance into the secondary containment.
Violation Notes: Returned to compliance on 06/29/2016. OBSERVATION: THE 91 STP SUMP CONTAINED A STANDING FUEL MIXTURE ON THE SENSOR SIDE OF THE SUMP (SENSOR WAS NOT IN ALARM). THE SOURCE OF THE LEAK WAS NOT DETERMINED; HOWEVER, IT APPEARS THAT FUEL IS SEEPING FROM THE PRODUCT PIPE UNION AND/OR FROM THE VAPOR RECOVERY PIPING (THE TANK BUNG WHERE THE VAPOR RECOVERY PIPING IS ATTACHED DISPLAYED EVIDENCE OF FUEL ACCUMULATION; UNKNOWN REASON). REQUIREMENT: IMMEDIATELY TROUBLE SHOOT THE CAUSE OF THE APPARENT FUEL LEAK WITHIN THE 91 STP SUMP. ONCE NECESSARY REPAIRS ARE DETERMINED, SUBMIT PLANS AND OBTAIN A UST MODIFICATION PERMIT (IF APPLICABLE; NOTE: ANY MODIFICATION TO THE PIPING, ASIDE FROM TIGHTENING OF FITTINGS, WILL REQUIRE AN APPROVED SCOPE OF WORK). SHOULD PLANS BE NECESSARY, SUBMIT FOR REVIEW AND OBTAIN A PERMIT WITHIN 30 DAYS. PROVIDE NOTIFICATION OF ANY NON-PERMITTED WORK TO JKOOYMAN@SBCFIRE.ORG.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-02-2013
Citation: HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description: Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Returned to compliance on 07/01/2014.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-02-2021
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 06/02/2021. OBSERVATION: At the time of inspection, UDC s 1/2, 5/6 and 9/10 failed testing. CORRECTIVE ACTION: The controllers and sensors in UDC s 1/2, 5/6 and 9/10 were replaced with like for like components and were re-tested during the inspection. Violation abated.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-02-2021
Citation: 23 CCR 16 2643(b)(3) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643(b)(3)
Violation Description: Failure of the continuous in-tank leak detection (CITLD) system to perform a 0.2 gallon-per-hour leak test that determines the leak status of the tank at least once every 30 days.
Violation Notes: Returned to compliance on 06/10/2021. OBSERVATION: The Diesel ATG tank test (189 mi drawn every 15 minutes for a total of 8 samples) Failed. CORRECTIVE ACTION: Conduct the Diesel ATG test within 30 days.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-25-2019
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 06/25/2019. OBSERVATION: At the time of the inspection, the controller unit for sensor VR-001 at UDC 2 was not working. CORRECTIVE ACTION: The controller was replaced during the inspection with like for like components. Violation abated during the inspection
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-25-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 07/01/2019. OBSERVATION: The following changes/updates are needed on CERS. See corrective action below. CORRECTIVE ACTION: 1) At the time of the Overfill Prevention Equipment testing, the technician removed the ball floats from the UST system. On CERS, under the UST Tank Information section, under Overfill Prevention, say NO to ball floats for all 3 tanks.
Violation Division: San Bernardino County Fire Department

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-21-2016
Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 06/27/2016. OBSERVATION: THE UST TANK INFORMATION SECTION OF THE CERS SUBMITTAL DATED 2/16/16 REQUIRES THE FOLLOWING UPDATES: 1.) ADD "JOOR" AS THE TANK MANUFACTURER (ALL TANKS) 2.) REMOVE THE IDENTIFICATION OF VAPOR RECOVERY PRIMARY PIPING UNDER TANK 3 (DIESEL) 3.) REMOVE THE IDENTIFICATION OF VENT PIPING TRANSITION SUMP UNDER TANK 1 (87) 4.) CHANGE THE RISER PIPE SECONDARY CONTAINMENT TO "FIBERGLASS" FROM "NONE" (ALL TANKS) REQUIREMENT: WITHIN 30 DAYS; UPDATE THE CERS RECORD TO INCLUDE THE NOTED CHANGES AND SIGN/RETURN THE CERTIFICATE OF COMPLIANCE TO JKOOYMAN@SBCFIRE.ORG UPON COMPLETION.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-16-2017
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 06/16/2017. FACILITY SUBMITTED PASSING TEST RESULTS, PER A. SAGUAN CLOSE OUT VIOLATION-PREYES 87 ATG FAILED 0.2 GALLON PER HOUR LEAK RATE FOR 2 HOUR TEST AT THE TIME OF INSPECTION. IMMEDIATELY INVESTIGATE CAUSE OF FAILURE, REPAIR AND SCHEDULE A WITNESSED RETEST WITH THIS DEPARTMENT WITHIN 30 DAYS. 87 FILL SUMP SENSOR WAS DISCOVERED INOPERABLE BY THE UST TECHNICIAN AT THE TIME OF INSPECTION. THE SENSOR WAS REPLACED LIKE FOR LIKE AND PASSED UPON RETEST.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-01-2014
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 07/10/2014. FAILURE TO CERTIFY ATG COMPLIANCE: WITHIN 7 DAYS SCHEDULE WITNESSED RECERTIFICATION TEST. COMPLETE WITHIN 30 DAYS. REMINDER TANK VOLUME MUST BE AROUND 70% TO OPTIMIZE TEST CONDITIONS.
Violation Division: San Bernardino County Fire Department
Violation Program: UST

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Violation Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	07-01-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 07/01/2014. Failure to complete hazardous waste labels (CCR 66262.34(f)(3))
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	06-02-2021
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 pounds per square inch and restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes:	Returned to compliance on 06/10/2021. OBSERVATION: At the time of inspection, the 91 mechanical line leak detector failed testing. CORRECTIVE ACTION: Replace the 91 line leak detector with like for like components within 30 days.
Violation Division:	San Bernardino County Fire Department
Violation Program:	UST
Violation Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	07-01-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 07/01/2014. Failure to manage hazardous waste lawfully (CHSC 25154)
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	07-02-2013
Citation:	HSC 6.7 Multiple Sections - California Health and Safety Code, Chapter 6.7, Section(s) Multiple Sections
Violation Description:	UST Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 07/10/2014. Failure to have a written monitoring program with monitoring procedures and response plan. (CCR 2632(d)) THE MOST CURRENT UST MONITORING PLAN IS DEFICIENT (THE COPY OF FILE WITH THE DEPARTMENT WAS CORRECTED; HOWEVER, THE FACILITY COPY WAS NOT AVAILABLE FOR REVIEW AT THE TIME OF INSPECTION). REQUIREMENT: ESTABLISH A LEAD USER FOR THE CALIFORNIA ENVIRONMENTAL REPORTING

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

SYSTEM (CERS) AND UPLOAD ALL APPLICABLE MONITORING INFORMATION. CONTACT THIS DEPARTMENT TO ESTABLISH ACCESS AND FOR ASSISTANCE.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-01-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 07/02/2014. UST TANK INFORMATION Fill Components Installed Striker/Plate and Containment Sump should be marked yes. Correct in CERS
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-01-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 07/01/2014. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-01-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 07/01/2014. Failure to label hazardous waste containers (CCR 66262.34(f)(3))
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 07-01-2014
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 07/01/2014. HAZARDOUS MATERIALS INVENTORY Failure to disclose hazardous waste in inventory. Correct in CERs within 30 days.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	06-14-2018
Citation:	23 CCR 16 2643(b)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2643(b)(1)
Violation Description:	Failure of the automatic tank gauging (ATG) system to perform valid monthly 0.2 gallon-per-hour leak tests or generate hard-copy test reports.
Violation Notes:	Returned to compliance on 06/14/2018. OBSERVATION: TECHNICIAN WAS UNABLE TO CONDUCT THE ATG CALIBRATION TEST. A FUEL LOAD MADE A DELIVERY BEFORE THE TEST STARTED. COMPLIANCE REQUIREMENT: CALL OFFICE FOR A WITNESSED ATG CALIBRATION TEST.
Violation Division:	San Bernardino County Fire Department
Violation Program:	UST
Violation Source:	CERS,

Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	07-01-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 07/01/2014. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a))
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,

Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	06-21-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 06/27/2016. OBSERVATION: THE FACILITY SITE MAP IS DEFICIENT AS SUBMITTED. REQUIREMENT: WITHIN 30 DAYS, UPDATE THE MAP TO INCLUDE THE NECESSARY COMPONENTS LISTED WITHIN THE REPORT NARRATIVE. SIGN AND RETURN THE CERTIFICATE OF COMPLIANCE TO JKOOYMAN@SBCFIRE.ORG UPON COMPLETION.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HMRRP
Violation Source:	CERS,

Site ID:	55138
Site Name:	United Pacific 0650
Violation Date:	07-02-2013
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 07/19/2013. THE REQUIRED ATG CALIBRATION TEST REVEALED INCONCLUSIVE RESULTS. THE 91 PROBE WAS THE ONLY ATG TO PASS THE 2 HOUR TEST. BOTH THE 87 AND DIESEL PROBES WILL HAVE TO BE RETESTED WITHIN 30 DAYS TO COUNT TOWARDS A COMPLETE ANNUAL MONITORING CERTIFICATION. A FALSE "PASS" WAS REGISTERED FOR THE 87 TANK, AND A "INCOMPLETE" WAS SHOWN FOR THE DIESEL. RAPIDLY INCREASING TEMPERATURES

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

MAY HAVE BEEN TO BLAME FOR THE FAILURES. REQUIREMENT: WITHIN 30 DAYS, PERFORM A WITNESSED RETEST OF THE 87 AND DIESEL PROBES. IT IS RECOMMENDED THAT THE START TIME BE HELD ON OR AROUND 5AM DUE TO SUMMER HEAT. IF THE FAILURES CONTINUE, A TANK INTEGRITY TEST MUST BE PERFORMED TO DETERMINE THE SOUNDNESS OF THE TANKS.

Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-21-2016
Citation: HSC 6.7 Multiple - California Health and Safety Code, Chapter 6.7, Section(s) Multiple
Violation Description: UST Program - Administration/Documentation - General - Must include violation description, proper statute and regulation citation in the "comment" section.
Violation Notes: Returned to compliance on 06/29/2016. Failure to obtain a UST construction permit and plan approval (CHSC 25270.4.5(a)) Failure to obtain a UST construction permit and plan approval (SBCC 23.0603(a)) OBSERVATION: A REVIEW OF THE VEEDER ROOT SETUP REVEALED THAT A SOFTWARE UPGRADE TOOK PLACE BETWEEN THE MONITORING CERTIFICATION PERFORMED LAST YEAR (6/22/15) AND TODAY (6/21/16) WITHOUT ANY EVIDENCE OF A PLAN REVIEW OR A UST MODIFICATION PERMIT. ADDITIONALLY, THE OUTPUT RELAY SETUP WAS NOT PROGRAMMED TO INCLUDE POSITIVE SHUTDOWN FOR ANY OF THE SYSTEM SENSORS. UPGRADED SOFTWARE AND/OR A RESULTING COLD START REQUIRES PRIOR NOTIFICATION AND AN APPROVED PERMIT FROM THIS DEPARTMENT. REQUIREMENT: WITHIN 10 DAYS, SUBMIT "AS-BUILT" PLANS AND PROVIDE A COPY OF ANY RELEVANT WORK ORDERS DESCRIBING WHEN THE UPGRADE TOOK PLACE. A DOUBLE-FEE WILL BE REQUIRED FOR PERFORMING WORK WITHOUT A PERMIT. THE PROGRAMMING WAS CORRECTED BY THE TECHNICIAN DURING THE INSPECTION AND THE WITNESSED CERTIFICATION WILL SERVE AS THE ANNUAL [Truncated]
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-21-2016
Citation: HSC 6.7 Multiple - California Health and Safety Code, Chapter 6.7, Section(s) Multiple
Violation Description: UST Program - Administration/Documentation - General - Must include violation description, proper statute and regulation citation in the "comment" section.
Violation Notes: Returned to compliance on 06/27/2016. Failure to have a written monitoring program with monitoring procedures and response plan (CHSC 25286(a)) OBSERVATION: THE UST MONITORING PLANS REQUIRE THE FOLLOWING CORRECTIONS TO ENSURE ACCURACY: 1.) ADD THE MECHANICAL LINE LEAK DETECTOR MODEL NUMBERS FOR EACH GRADE --THE 87 AND 91 USE FE PETRO "STP-MLD'S" --THE DIESEL USES A VMI "LD2000" 2.) IDENTIFY THE PIPING SECONDARY PIPING AS "DRY" UNDER THE PIPE MONITORING SECTION (ALL TANKS) REQUIREMENT: WITHIN 30 DAYS; UPDATE THE CERS RECORD TO INCLUDE THE NOTED CHANGES AND SIGN/RETURN THE CERTIFICATE OF COMPLIANCE TO JKOOYMAN@SBCFIRE.ORG UPON COMPLETION.
Violation Division: San Bernardino County Fire Department
Violation Program: UST

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Violation Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Violation Date: 06-14-2018
Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description: Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly. Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been trained in accordance with 23 CCR 2715(f)(2).
Violation Notes: Returned to compliance on 10/25/2018. OBSERVATION: THE MONTHLY CSULB TEST RESULTS WERE NOT BEING DOCUMENTED. FACILITY DOES RETAIN CSULB RESULT PRINT OUTS FROM THE VEEDER-ROOT. COMPLIANCE REQUIREMENT: DOCUMENT THE RESULT OF THE MONTHLY CSUSL TEST ON THE MONTHLY DO REPORT.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CONDUCTED A FULL CUPA INSPECTION.
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-02-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: THE OPE INSPECTION WAS CONDUCTED. RESULTS PENDING.
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-14-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: GOLDEN STATE- UST INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-14-2018

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: GOLDEN- UST WASTE INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On-site to conduct an Annual Underground Storage Tank (UST) inspection.
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-26-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: SHELL- ATG RE-TEST
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-02-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: UST HANDLER INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CONDUCTED A FULL CUPA INSPECTION.
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-16-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: UST ANNUAL INSPECTION WITH MONITORING SYSTEM CERTIFICATION.
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Eval Notes:	UST FIELD INSPECTION-ANNUAL MONITORING SYSTEM CERTIFICATION AND ATG CALIBRATION TESTING (3 TANKS) W/JOSE RODRIGUEZ
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-21-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	UST HANDLER AND CERS REVIEW (PHONE CONSULT WITH LISA THOMPSON INCLUDED)
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-25-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to conduct an Annual Underground Storage Tank (UST) inspection. Inspection was conducted during the annual monitoring certification testing.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	07-10-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	ATG Test
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-02-2021
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to conduct an Annual Underground Storage Tank (UST) and full CUPA inspection.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	06-10-2021
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	RE-INSPECTION TO CHECK 91 MLLD FUNCTIONALITY AND CSLD TESTING FOR THE DIESEL TANK.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Eval Date:	06-18-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	WITNESSED THE ATG TEST.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-21-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	UST GENERATOR INSPECTION (WASTE INCIDENTAL)
Eval Division:	San Bernardino County Fire Department
Eval Program:	HW
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	06-25-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Witnessed the OPE inspection. Results pending.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-01-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	GSE - mont cert
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	07-19-2013
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	UST FIELD INSEPCTION-ANNUAL ATG CALIBRATION CERTIFICATION (2 HOUR TEST)-2 TANKS
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	11-22-2013
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	UST FIELD INSPECTION-WITNESSED SB989 RETEST FOLLOWING UNPERMITTED REPAIRS MADE TO SYSTEM (W/ JOSE RODRIGUEZ). VERIFIED ALL PREVIOUSLY FAILED COMPONENTS PASSED THE RETEST.
Eval Division:	San Bernardino County Fire Department
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Eval Date: 06-14-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: GOLDEN STATE- UST MONITORING CERTIFICATION
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-16-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: HAZARDOUS MATERIALS HANDLER INSPECTION - UST ONLY
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-22-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: HAZARDOUS MATERIALS HANDLER INSPECTION UST ONLY
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-22-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: UST ANNUAL INSPECTION WITH MONITORING SYSTEM CERTIFICATION
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-01-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: GSE - no waste on bp
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-01-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: haz waste inspection - hardcopy report generated. called lisa thompson, do, to discuss training requirements for haz waste labeling.
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-02-2013
Violations Found: Yes

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Eval Type: Routine done by local agency
Eval Notes: UST FIELD INSPECTION-ANNUAL MONITORING SYSTEM CERTIFICATION AND ATG CALIBRATION (3 SINGLE-WALLED TANKS) W/JOSE RODRIGUEZ
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Enforcement Action:
Site ID: 55138
Site Name: United Pacific 0650
Site Address: 1305 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 06-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Site Address: 1305 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 06-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Site Address: 1305 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 07-01-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 55138
Site Name: United Pacific 0650
Site Address: 1305 N MOUNTAIN AVE
Site City: ONTARIO
Site Zip: 91762
Enf Action Date: 07-01-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Enf Action Program:	HW
Enf Action Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Site Address:	1305 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	07-01-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	UST
Enf Action Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Site Address:	1305 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	07-02-2013
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS,
Site ID:	55138
Site Name:	United Pacific 0650
Site Address:	1305 N MOUNTAIN AVE
Site City:	ONTARIO
Site Zip:	91762
Enf Action Date:	07-02-2013
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	UST
Enf Action Source:	CERS,

Coordinates:

Site ID:	55138
Facility Name:	United Pacific 0650
Env Int Type Code:	HWG
Program ID:	10045657
Coord Name:	Not reported
Ref Point Type Desc:	Unknown,
Latitude:	34.081795
Longitude:	-117.670532

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Tom Robins
Entity Title:	Not reported
Affiliation Address:	4130 Cover Street
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90808
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Tom Robins
Entity Title:	Staff Geologist
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	GOLDEN STATE ENTERPRISES, LLC
Entity Title:	Not reported
Affiliation Address:	29501 CANWOOD ST SUITE 200
Affiliation City:	AGOURA HILLS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91301
Affiliation Phone:	(310) 323-3992,
Affiliation Type Desc:	Document Preparer
Entity Name:	Tom Robins
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	APRO, LLC
Entity Title:	Not reported
Affiliation Address:	4130 Cover Street
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90808
Affiliation Phone:	(310) 323-3992,

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Affiliation Type Desc:	UST Tank Operator
Entity Name:	APRO, LLC
Entity Title:	Not reported
Affiliation Address:	4130 Cover Street
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90808
Affiliation Phone:	(310) 323-3992,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	4130 Cover Street
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90808
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	APRO, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(310) 323-3992,

Affiliation Type Desc:	Parent Corporation
Entity Name:	APRO LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	GOLDEN STATE ENTERPRISES, LLC
Entity Title:	Not reported
Affiliation Address:	29501 Canwood Street, Suite 200
Affiliation City:	AGOURA HILLS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	91301
Affiliation Phone:	(310) 323-3992,

Affiliation Type Desc:	UST Tank Owner
Entity Name:	APRO, LLC
Entity Title:	Not reported
Affiliation Address:	4130 Cover Street
Affiliation City:	Long Beach
Affiliation State:	CA
Affiliation Country:	United States

UNION OIL SERVICE STATION 641 (Continued) **U001570165**

Affiliation Zip: 90808
Affiliation Phone: (310) 323-3992,

Name: UNOCAL #6418
Address: 1305 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91760
Site ID: 231440
CERS ID: T0607100175
CERS Description: Leaking Underground Storage Tank Cleanup Site

HWTS:
Name: APRO LLC DBA UNITED PACIFIC 0650
Address: 1305 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91761
EPA ID: CAL000453846
Inactive Date: Not reported
Create Date: 03/26/2020
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 4130 COVER ST
Mailing Address 2: Not reported
Mailing City,State,Zip: LONG BEACH, CA 90808
Owner Name: APRO LLC DBA UNITED PACIFIC
Owner Address: 4130 COVER ST
Owner Address 2: Not reported
Owner City,State,Zip: LONG BEACH, CA 90808
Contact Name: UMANGDEEP SINGH
Contact Address: 4130COVER ST
Contact Address 2: Not reported
City,State,Zip: LONG BEACH, CA 90808
Facility Status: Active
Facility Type: PERMANENT
Category: STATE
Latitude: 34.081794
Longitude: -117.6705495

NAICS:
EPA ID: CAL000453846
Create Date: 2020-03-26 10:58:56.737
NAICS Code: 447190
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2020-03-26 10:58:56.73700
Inactive Date: Not reported
Facility Name: APRO LLC DBA UNITED PACIFIC 0650
Facility Address: 1305 N MOUNTAIN AVE
Facility Address 2: Not reported
Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 91761

52
WSW
1/8-1/4
0.228 mi.
1206 ft.

FRANCO WONG AND EDITH CHOW
1240 W ROSEWOOD CT
ONTARIO, CA 91762

RCRA NonGen / NLR

1026821920
CAC003134865

Relative:
Lower

Actual:
1085 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20210817
Handler Name:	FRANCO WONG AND EDITH CHOW
Handler Address:	1240 W ROSEWOOD CT
Handler City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAC003134865
Contact Name:	FRANCO WONG
Contact Address:	1240 W ROSEWOOD CT
Contact City,State,Zip:	ONTARIO, CA 91762
Contact Telephone:	909-861-5436
Contact Fax:	Not reported
Contact Email:	FAVILA@BURNS-ENVIRO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1240 W ROSEWOOD CT
Mailing City,State,Zip:	ONTARIO, CA 91762
Owner Name:	FRANCO WONG AND EDITH CHOW
Owner Type:	Other
Operator Name:	FRANCO WONG
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

FRANCO WONG AND EDITH CHOW (Continued) **1026821920**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210817
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	FRANCO WONG
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1240 W ROSEWOOD CT
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-861-5436
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	FRANCO WONG AND EDITH CHOW
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1240 W ROSEWOOD CT
Owner/Operator City,State,Zip:	ONTARIO, CA 91762
Owner/Operator Telephone:	909-861-5436
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

FRANCO WONG AND EDITH CHOW (Continued) **1026821920**

Historic Generators:
- Receive Date: 20210817
- Handler Name: FRANCO WONG AND EDITH CHOW
- Federal Waste Generator Description: Not a generator, verified
- State District Owner: Not reported
- Large Quantity Handler of Universal Waste: No
- Recognized Trader Importer: No
- Recognized Trader Exporter: No
- Spent Lead Acid Battery Importer: No
- Spent Lead Acid Battery Exporter: No
- Current Record: Yes
- Non Storage Recycler Activity: No
- Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
- NAICS Code: 56299
- NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
- Violations: No Violations Found

Evaluation Action Summary:
- Evaluations: No Evaluations Found

I53 **UNOCAL #4383** **LUST** **S104755605**
South **860** **HIST CORTESE** **N/A**
1/4-1/2 **ONTARIO, CA 91762**
0.276 mi.
1459 ft. **Site 1 of 6 in cluster I**

Relative: **Lower**

Actual: **1065 ft.**

LUST REG 8:
- Name: UNOCAL #4383
- Address: 860 MOUNTAIN AVE
- City: ONTARIO
- Region: 8
- County: San Bernardino
- Regional Board: Santa Ana Region
- Facility Status: Case Closed
- Case Number: 083603005T
- Local Case Num: 97018
- Case Type: Soil only
- Substance: Waste Oil
- Qty Leaked: Not reported
- Abate Method: Not reported
- Cross Street: I
- Enf Type: CLOS
- Funding: Not reported
- How Discovered: Not reported
- How Stopped: Not reported
- Leak Cause: Not reported
- Leak Source: Not reported
- Global ID: T0607100445
- How Stopped Date: Not reported
- Enter Date: 6/20/1997
- Date Confirmation of Leak Began: 4/9/1997

UNOCAL #4383 (Continued) **S104755605**

Date Preliminary Assessment Began:	Not reported
Discover Date:	4/9/1997
Enforcement Date:	Not reported
Close Date:	8/27/1997
Date Prelim Assessment Workplan Submitted:	7/17/1997
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	6/20/1997
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	34.0735146
Longitude:	-117.6699071
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:	NOM
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: CONTAM. DETECT DURING SITE DEMO. ACTIVITIES IN MAR. & APR. 1997. ONE 500 GAL. DW W.O. UST AND TWO 12,000-GAL. DW PRODUCT USTS REMOVED.

HIST CORTESE:

edr_fname:	UNOCAL #4383
edr_fadd1:	860
City,State,Zip:	ONTARIO, CA 91762
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083603005T

I54 **UNION OIL SERVICE STATION 438** **LUST** **U001570164**
South **860 NORTH MOUNTAIN AVENUE** **HIST UST** **N/A**
1/4-1/2 **ONTARIO, CA 91762** **Cortese**
0.277 mi. **HAZNET**
1461 ft. **Site 2 of 6 in cluster I** **San Bern. Co. Permit**
CERS
Relative: **HWTS**
Lower

Actual: LUST:
1065 ft.

Name:	UNOCAL #4383
Address:	860 N MOUNTAIN AVE

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

City,State,Zip: ONTARIO, CA 91762
Lead Agency: SAN BERNARDINO COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100445
Global Id: T0607100445
Latitude: 34.073965
Longitude: -117.669557
Status: Completed - Case Closed
Status Date: 08/27/1997
Case Worker: JC
RB Case Number: 083603005T
Local Agency: SAN BERNARDINO COUNTY
File Location: Local Agency
Local Case Number: 97018
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

LUST:
Global Id: T0607100445
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

LUST:
Global Id: T0607100445
Action Type: Other
Date: 04/28/1997
Action: Leak Reported

Global Id: T0607100445
Action Type: ENFORCEMENT
Date: 08/27/1997
Action: Closure/No Further Action Letter

Global Id: T0607100445
Action Type: Other
Date: 04/09/1997
Action: Leak Discovery

LUST:
Global Id: T0607100445
Status: Open - Case Begin Date
Status Date: 04/09/1997

Global Id: T0607100445
Status: Open - Site Assessment
Status Date: 04/09/1997

Global Id: T0607100445
Status: Open - Site Assessment
Status Date: 07/17/1997

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

Global Id: T0607100445
Status: Completed - Case Closed
Status Date: 08/27/1997

HIST UST:
Name: STATION 4383
Address: 860 NORTH MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
File Number: 0002A920
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002A920.pdf
Region: STATE
Facility ID: 00000019971
Facility Type: Gas Station
Other Type: Not reported
Contact Name: JOSEPH B. SONZENA
Telephone: 7149862814
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 123 CAMINO DELA REINA
Owner City,St,Zip: SAN DIEGO, CA 92108
Total Tanks: 0004

Tank Num: 001
Container Num: 4383-11
Year Installed: 1957
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 001
Container Num: 4383-11
Year Installed: 1957
Tank Capacity: 00003000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 002
Container Num: 4383-21
Year Installed: 1957
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, 10

Tank Num: 002
Container Num: 4383-21
Year Installed: 1957
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Stock Inventor, 10

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

Tank Num:	003
Container Num:	4383-32
Year Installed:	1957
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Tank Num:	003
Container Num:	4383-32
Year Installed:	1957
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor, 10

Tank Num:	004
Container Num:	4383-44
Year Installed:	1957
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Tank Num:	004
Container Num:	4383-44
Year Installed:	1957
Tank Capacity:	00000280
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	None

Click here for Geo Tracker PDF:

CORTESE:

Name:	UNOCAL #4383
Address:	860 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607100445
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HAZNET:

Name:	O'REILLY AUTO PARTS STORE 3206
Address:	860 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 65802
Contact:	JOHN BOUNDS
Telephone:	4175204589
Mailing Name:	Not reported
Mailing Address:	233 S PATTERSON
Year:	2018
Gepaid:	CAL000392991
TSD EPA ID:	UTD991301748
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons:	0.25000
Year:	2018
Gepaid:	CAL000392991
TSD EPA ID:	NED981723513
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.20000
Year:	2015
Gepaid:	CAL000392991
TSD EPA ID:	CAD044429835
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01

Additional Info:

Year:	2015
Gen EPA ID:	CAL000392991
Shipment Date:	20150922
Creation Date:	12/21/2015 22:15:08
Receipt Date:	20151002
Manifest ID:	005077504SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D027
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D007
Additional Code 3:	D005
Additional Code 4:	D001
Additional Code 5:	Not reported

San Bern. Co. Permit:

Name:	O'REILLY AUTO PARTS #3206
Address:	860 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0004287
Owner:	O'Reilly Auto Enterprises, L.L.C.
Permit Number:	PT0018303
Permit Category:	HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status:	ACTIVE
Expiration Date:	12/31/2021

Name:	O'REILLY AUTO PARTS #3206
Address:	860 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0004287
Owner:	O'Reilly Auto Enterprises, L.L.C.
Permit Number:	PT0018302
Permit Category:	SMALL QUANTITY GENERATOR
Facility Status:	ACTIVE
Expiration Date:	12/31/2021

Name:	O'REILLY AUTO PARTS #3206
Address:	860 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0004287
Owner:	O'Reilly Auto Enterprises, L.L.C.
Permit Number:	PT0000219
Permit Category:	HAZMAT HANDLER - USED OIL COLLECTION CENTERS
Facility Status:	INACTIVE
Expiration Date:	12/31/2006

CERS:

Name:	UNOCAL #4383
Address:	860 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Site ID:	219027
CERS ID:	T0607100445
CERS Description:	Leaking Underground Storage Tank Cleanup Site

UNION OIL SERVICE STATION 438 (Continued) **U001570164**

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JACKSON CRUTSINGER - SAN BERNARDINO COUNTY
Entity Title:	Not reported
Affiliation Address:	620 SOUTH E STREET
Affiliation City:	SAN BERNARDINO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	O'REILLY AUTO PARTS STORE 3206
Address:	860 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAL000392991
Inactive Date:	Not reported
Create Date:	01/15/2014
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	233 S PATTERSON
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SPRINGFIELD, MO 658020000
Owner Name:	O'REILLY AUTO PARTS
Owner Address:	233 S PATTERSON
Owner Address 2:	Not reported
Owner City,State,Zip:	SPRINGFIELD, MO 658020000
Contact Name:	JOHN BOUNDS
Contact Address:	233 S. PATTERSON AVE.
Contact Address 2:	Not reported
City,State,Zip:	SPRINGFIELD, MO 65802
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.073964
Longitude:	-117.6695595

NAICS:

EPA ID:	CAL000392991
Create Date:	2014-01-15 16:07:40.003
NAICS Code:	44131
NAICS Description:	Automotive Parts and Accessories Stores
Issued EPA ID Date:	2014-01-15 16:07:40.00300
Inactive Date:	Not reported
Facility Name:	O'REILLY AUTO PARTS STORE 3206
Facility Address:	860 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91762

I55 **SHELL #859** **LUST** **S104791945**
SSW **859 MOUNTAIN AVE** **HIST CORTESE** **N/A**
1/4-1/2 **ONTARIO, CA 91672** **CERS**
0.281 mi.
1484 ft. **Site 3 of 6 in cluster I**

Relative:
Lower

Actual:
1065 ft.

LUST:

Name:	FORMER SHELL STATION
Address:	859 MOUNTAIN AVENUE NORTH
City,State,Zip:	ONTARIO, CA 91762
Lead Agency:	SAN BERNARDINO COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607174240
Global Id:	T0607174240
Latitude:	34.073928
Longitude:	-117.670499
Status:	Completed - Case Closed
Status Date:	01/16/2004
Case Worker:	CR2
RB Case Number:	Not reported
Local Agency:	SAN BERNARDINO COUNTY
File Location:	Local Agency
Local Case Number:	2003017
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline, MTBE / TBA / Other Fuel Oxygenates, * * TERT-BUTYL ALCOHOL (TBA), * TERT-BUTYL ALCOHOL (TBA)
Site History:	Not reported

LUST:

Global Id:	T0607174240
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	carl.bernhardt@waterboards.ca.gov
Phone Number:	9517824495

Global Id:	T0607174240
Contact Type:	Local Agency Caseworker
Contact Name:	CATHERINE RICHARDS
Organization Name:	SAN BERNARDINO COUNTY
Address:	620 SOUTH E STREET
City:	SAN BERNARDINO
Email:	crichards@sbcfire.org
Phone Number:	9093868419

LUST:

Global Id:	T0607174240
Action Type:	Other
Date:	05/16/2003
Action:	Leak Reported

Global Id:	T0607174240
Action Type:	REMEDIATION
Date:	04/22/2004
Action:	Not reported

Global Id:	T0607174240

SHELL #859 (Continued) **S104791945**

Action Type: Other
Date: 04/09/2003
Action: Leak Stopped

Global Id: T0607174240
Action Type: ENFORCEMENT
Date: 01/16/2004
Action: Closure/No Further Action Letter - #2003017

Global Id: T0607174240
Action Type: Other
Date: 04/09/2003
Action: Leak Discovery

LUST:
Global Id: T0607174240
Status: Open - Case Begin Date
Status Date: 04/09/2003

Global Id: T0607174240
Status: Open - Site Assessment
Status Date: 04/15/2003

Global Id: T0607174240
Status: Open - Site Assessment
Status Date: 05/22/2003

Global Id: T0607174240
Status: Completed - Case Closed
Status Date: 01/16/2004

LUST REG 8:
Name: SHELL #859
Address: 859 MOUNTAIN AVE
City: ONTARIO
Region: 8
County: San Bernardino
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083601003T
Local Case Num: 87027
Case Type: Soil only
Substance: Hydrocarbons
Qty Leaked: Not reported
Abate Method: No Action Required - incident is minor, requiring no remedial action
Cross Street: I
Enf Type: CLOS
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Leak Cause: UNK
Leak Source: Tank
Global ID: T0607100110
How Stopped Date: 1/6/1990
Enter Date: 8/24/1988

SHELL #859 (Continued) **S104791945**

Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	1/6/1990
Enforcement Date:	1/1/1965
Close Date:	8/24/1990
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	8/24/1988
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	34.0734776
Longitude:	-117.6701731
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	CAB
Staff Initials:	RR1
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

HIST CORTESE:

edr_fname:	SHELL SERVICE STATION
edr_fadd1:	859 MOUNTAIN
City,State,Zip:	ONTARIO, CA 91672
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083601003T

CERS:

Name:	FORMER SHELL STATION
Address:	859 MOUNTAIN AVENUE NORTH
City,State,Zip:	ONTARIO, CA 91762
Site ID:	228482
CERS ID:	T0607174240
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	CATHERINE RICHARDS - SAN BERNARDINO COUNTY

SHELL #859 (Continued) **S104791945**

Entity Title:	Not reported
Affiliation Address:	620 SOUTH E STREET
Affiliation City:	SAN BERNARDINO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9093868419,
Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	CARL BERNHARDT - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 MAIN STREET, SUITE 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517824495,

I56 **SHELL SERVICE STATION** **Notify 65** **S100231995**
SSW **859 NORTH MOUNTAIN AVENUE** **N/A**
1/4-1/2 **ONTARIO, CA 91762**
0.281 mi.
1484 ft. **Site 4 of 6 in cluster I**

Relative: **Lower**
Actual: **1065 ft.**

NOTIFY 65:

Name:	SHELL SERVICE STATION
Address:	859 NORTH MOUNTAIN AVENUE
City,State,Zip:	ONTARIO, CA 91762-2545
Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported
Global ID:	Not reported
Status:	Not reported

I57 **PALM SPRINGS OIL COMPNAY 11** **LUST** **S105126566**
SSW **859 N MOUNTAIN AVE** **HIST UST** **N/A**
1/4-1/2 **ONTARIO, CA 91761** **Cortese**
0.281 mi. **San Bern. Co. Permit**
1484 ft. **Site 5 of 6 in cluster I** **CERS**

Relative: **Lower**
Actual: **1065 ft.**

LUST:

Name:	SHELL #859
Address:	859 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91672
Lead Agency:	SAN BERNARDINO COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100110
Global Id:	T0607100110
Latitude:	34.073928
Longitude:	-117.670499
Status:	Completed - Case Closed

PALM SPRINGS OIL COMPNAY 11 (Continued) **S105126566**

Status Date: 08/24/1990
Case Worker: Not reported
RB Case Number: 083601003T
Local Agency: Not reported
File Location: Local Agency
Local Case Number: 87027
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

LUST:
Global Id: T0607100110
Contact Type: Regional Board Caseworker
Contact Name: CARL BERNHARDT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: carl.bernhardt@waterboards.ca.gov
Phone Number: 9517824495

LUST:
Global Id: T0607100110
Action Type: Other
Date: 03/28/1990
Action: Leak Reported

Global Id: T0607100110
Action Type: ENFORCEMENT
Date: 08/24/1990
Action: Closure/No Further Action Letter

Global Id: T0607100110
Action Type: Other
Date: 01/06/1990
Action: Leak Stopped

Global Id: T0607100110
Action Type: Other
Date: 01/06/1990
Action: Leak Discovery

LUST:
Global Id: T0607100110
Status: Open - Case Begin Date
Status Date: 01/06/1990

Global Id: T0607100110
Status: Completed - Case Closed
Status Date: 08/24/1990

HIST UST:
Name: PALM SPRINGS OIL COMPNAY 11
Address: 859 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
File Number: 0002A3E0

PALM SPRINGS OIL COMPNAY 11 (Continued) **S105126566**

URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002A3E0.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

CORTESE:

Name:	SHELL #859
Address:	859 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91672
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607100110
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

San Bern. Co. Permit:

Name:	BUCHELL SHELL
Address:	859 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91762
Region:	SAN BERNARDINO
Facility ID:	FA0004878
Owner:	Equilon Enterprises LLC dba Shell Oil Products US

PALM SPRINGS OIL COMPNAY 11 (Continued) **S105126566**

Permit Number: PT0005398
Permit Category: HAZMAT HANDLER, UST ONLY - PER YEAR
Facility Status: INACTIVE
Expiration Date: 07/31/2003

Name: BUCHELL SHELL
Address: 859 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004878
Owner: Equilon Enterprises LLC dba Shell Oil Products US
Permit Number: PT0010202
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: INACTIVE
Expiration Date: 07/31/2003

Name: BUCHELL SHELL
Address: 859 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004878
Owner: Equilon Enterprises LLC dba Shell Oil Products US
Permit Number: PT0010203
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: INACTIVE
Expiration Date: 07/31/2003

Name: BUCHELL SHELL
Address: 859 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0004878
Owner: Equilon Enterprises LLC dba Shell Oil Products US
Permit Number: PT0010204
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: INACTIVE
Expiration Date: 07/31/2003

CERS:
Name: SHELL #859
Address: 859 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91672
Site ID: 204861
CERS ID: T0607100110
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: CARL BERNHARDT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824495,

J58 **ALAMEDA MANAGEMENT (FORMER)** **LUST** **S101590963**
NNW **1333 MOUNTAIN AVE** **SWEEPS UST** **N/A**
1/4-1/2 **ONTARIO, CA 91761** **CA FID UST**
0.290 mi. **HAZNET**
1529 ft. **Site 1 of 3 in cluster J** **HIST CORTESE**
CIWQS
Relative: **HWTS**
Higher

Actual: **1124 ft.**

LUST REG 8:

Name:	ALAMEDA MANAGEMENT (FORMER)
Address:	1333 MOUNTAIN AVE
City:	ONTARIO
Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083601797T
Local Case Num:	91017
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Vapor Extraction
Cross Street:	5TH STREET
Enf Type:	None Taken
Funding:	State Funds
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100216
How Stopped Date:	Not reported
Enter Date:	3/19/1991
Date Confirmation of Leak Began:	3/11/1991
Date Preliminary Assessment Began:	Not reported
Discover Date:	11/27/1990
Enforcement Date:	1/1/1965
Close Date:	7/26/1996
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	8/24/1994
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	3/19/1991
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	No
Oversite Program:	LUST
Latitude:	34.0817634
Longitude:	-117.6706202
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:	RS

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Staff Initials:	LH6
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

SWEEPS UST:

Name:	ALAMEDA MANAGEMENT #513
Address:	1333 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	29926
Number:	9
Board Of Equalization:	44-020843
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	36-000-029926-000001
Tank Status:	A
Capacity:	12000
Active Date:	08-24-88
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	3

Name:	ALAMEDA MANAGEMENT #513
Address:	1333 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	29926
Number:	9
Board Of Equalization:	44-020843
Referral Date:	07-28-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	36-000-029926-000002
Tank Status:	A
Capacity:	12000
Active Date:	08-24-88
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	ALAMEDA MANAGEMENT #513
Address:	1333 N MOUNTAIN AVE
City:	ONTARIO
Status:	Active
Comp Number:	29926
Number:	9

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Board Of Equalization: 44-020843
Referral Date: 07-28-92
Action Date: 07-28-92
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 36-000-029926-000003
Tank Status: A
Capacity: 12000
Active Date: 08-24-88
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 36000372
Regulated By: UTNKA
Regulated ID: 00029926
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 12739 LAKEWOOD BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: ONTARIO 91762
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HAZNET:
Name: WALMART SUPERCENTER #3796
Address: 1333 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 727128041
Contact: ROSE ARNOLD
Telephone: 4792778972
Mailing Name: Not reported
Mailing Address: P.O. BOX 8041

Year: 2019
Gepaid: CAT080010531
TSD EPA ID: NVD980895338
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.50050

Year: 2019
Gepaid: CAT080010531
TSD EPA ID: CAD008364432
CA Waste Code: 181 - Other inorganic solid waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.15450
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	INR000110197
CA Waste Code:	311 - Pharmaceutical waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00300
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	NVD980895338
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01800
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00300
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	CAD008364432
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.19600
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	CAD008364432
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.00750
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	NVD980895338
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.32700
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	CAD008364432
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Tons:	0.00050
Year:	2019
Gepaid:	CAT080010531
TSD EPA ID:	CAD008364432
CA Waste Code:	311 - Pharmaceutical waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01750

Click this hyperlink while viewing on your computer to access
79 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2016
Gen EPA ID:	CAT080010531
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D007
Additional Code 3:	D006
Additional Code 4:	D005
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U159

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	U154
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/21/2016 18:30:44
Receipt Date:	20160105
Manifest ID:	008576687FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD008364432
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.023
Waste Quantity:	46
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.045
Waste Quantity:	90
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.226
Waste Quantity:	452
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0455
Waste Quantity:	91
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151215
Creation Date:	3/25/2016 22:15:42
Receipt Date:	20151222
Manifest ID:	008576644FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAT080010531
Shipment Date:	20131231
Creation Date:	5/24/2014 22:15:13
Receipt Date:	20140113
Manifest ID:	006239119FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131231
Creation Date:	5/24/2014 22:15:13
Receipt Date:	20140113
Manifest ID:	006239119FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131231
Creation Date:	5/24/2014 22:15:13
Receipt Date:	20140113
Manifest ID:	006239119FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.001
Waste Quantity:	2
Quantity Unit:	P
Additional Code 1:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131231
Creation Date:	5/24/2014 22:15:13
Receipt Date:	20140113
Manifest ID:	006239119FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	U159
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.008
Waste Quantity:	16
Quantity Unit:	P
Additional Code 1:	U154
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13
Receipt Date:	20140108
Manifest ID:	006216591FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.021
Waste Quantity:	42
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Receipt Date:	20140108
Manifest ID:	006216591FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13
Receipt Date:	20140108
Manifest ID:	006216591FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	U159
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	U154
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported

Shipment Date:	20131218
Creation Date:	5/14/2014 22:15:13
Receipt Date:	20140108
Manifest ID:	006216591FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.156
Waste Quantity:	312
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131204
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006216547FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131204
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006216547FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAT080010531
Shipment Date:	20141229
Creation Date:	5/19/2015 22:15:07
Receipt Date:	20150106
Manifest ID:	007296506FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0875
Waste Quantity:	175
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20141229
Creation Date:	5/19/2015 22:15:07
Receipt Date:	20150106
Manifest ID:	007296506FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141229
Creation Date:	5/19/2015 22:15:07
Receipt Date:	20150106
Manifest ID:	007296506FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141229
Creation Date:	5/19/2015 22:15:07
Receipt Date:	20150106
Manifest ID:	007296506FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.22
Waste Quantity:	440
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141216
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194478FLE

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0195
Waste Quantity:	39
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141216
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194478FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0155
Waste Quantity:	31
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20141216
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194478FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1085
Waste Quantity:	217
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141216
Creation Date:	6/25/2015 22:15:06
Receipt Date:	20141229
Manifest ID:	007194478FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.259
Waste Quantity:	518
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141205
Creation Date:	3/19/2015 22:14:50
Receipt Date:	20141209
Manifest ID:	007296438FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0085
Waste Quantity:	17

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141205
Creation Date:	3/19/2015 22:14:50
Receipt Date:	20141209
Manifest ID:	007296438FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES OF POMONA LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.44
Waste Quantity:	880
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAT080010531
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.045
Waste Quantity:	90
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0455
Waste Quantity:	91
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D007
Additional Code 3:	D006
Additional Code 4:	D005
Additional Code 5:	Not reported

Shipment Date:	20151228
Creation Date:	9/21/2016 18:30:44
Receipt Date:	20160105
Manifest ID:	008576687FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD008364432
Trans 2 Name:	RHO CHEM LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.023
Waste Quantity:	46
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	4/7/2016 22:15:27
Receipt Date:	20160105
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U159
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	U154
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576686FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.226
Waste Quantity:	452
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151215
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008576644FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAD983649880
Trans 2 Name:	PSC ENVIRONMENTAL SERVICES LP
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.349
Waste Quantity:	698
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Additional Info:

Year:	2017
Gen EPA ID:	CAT080010531
Shipment Date:	20171229
Creation Date:	9/26/2018 18:30:27
Receipt Date:	20180119
Manifest ID:	010815779FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171229
Creation Date:	9/26/2018 18:30:27
Receipt Date:	20180119
Manifest ID:	010815779FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.091
Waste Quantity:	182
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171229
Creation Date:	9/26/2018 18:30:27
Receipt Date:	20180119

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Manifest ID:	010815779FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U154
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	U002
Additional Code 2:	D035
Additional Code 3:	D018
Additional Code 4:	D001
Additional Code 5:	Not reported

Shipment Date:	20171229
Creation Date:	9/26/2018 18:30:27
Receipt Date:	20180119
Manifest ID:	010815779FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0725
Waste Quantity:	145
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported

Shipment Date:	20171229
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010815779FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.135
Waste Quantity:	270
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171211
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171218
Manifest ID:	010801179FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	U129
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	D024
Additional Code 2:	D011
Additional Code 3:	D010
Additional Code 4:	D007
Additional Code 5:	Not reported
Shipment Date:	20171211
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801179FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171211
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801179FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2475
Waste Quantity:	495
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171211
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	010801179FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Shipment Date:	20171211
Creation Date:	7/5/2018 18:31:14
Receipt Date:	20171218
Manifest ID:	010801179FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000217000
Trans 2 Name:	LA CHIQUITA TRUCKING
TSDF EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D022
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0445
Waste Quantity:	89
Quantity Unit:	P
Additional Code 1:	D018
Additional Code 2:	D005
Additional Code 3:	D002
Additional Code 4:	D001
Additional Code 5:	Not reported

HIST CORTESE:

edr_fname:	ALAMEDA MANAGEMENT (FORME
edr_fadd1:	1333 MOUNTAIN
City,State,Zip:	ONTARIO, CA 91761
Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083601797T

CIWQS:

Name:	WALMART STORE NUMBER 3796 0000
Address:	1333 NORTH MOUNTAIN AVENUE
City,State,Zip:	ONTARIO, CA 91763
Agency:	WALMART INC
Agency Address:	702 SW 8TH ST MAIL STOP 0505, Bentonville, AR 72716
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 36C363639
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	05/15/2012
Termination Date:	04/01/2014
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.082778
Longitude:	-117.671944

HWTS:

Name:	WALMART SUPERCENTER #3796
Address:	1333 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAT080010531
Inactive Date:	Not reported
Create Date:	07/23/1982
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	P.O. BOX 8041
Mailing Address 2:	Not reported
Mailing City,State,Zip:	BENTONVILLE, AR 727128041
Owner Name:	WAL-MART STORES, INC
Owner Address:	P.O. BOX 8041
Owner Address 2:	Not reported
Owner City,State,Zip:	BENTONVILLE, AR 727128041
Contact Name:	ROSE ARNOLD
Contact Address:	PO BOX 8041
Contact Address 2:	Not reported
City,State,Zip:	BENTONVILLE, AR 727128041
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.081759
Longitude:	-117.670482

NAICS:

EPA ID:	CAT080010531
Create Date:	2014-12-08 11:05:29.373
NAICS Code:	45291
NAICS Description:	Warehouse Clubs and Superstores
Issued EPA ID Date:	1982-07-23 00:00:00
Inactive Date:	Not reported
Facility Name:	WALMART SUPERCENTER #3796
Facility Address:	1333 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	917620000

EPA ID:	CAT080010531
Create Date:	2013-09-11 13:34:35.997
NAICS Code:	45299
NAICS Description:	All Other General Merchandise Stores
Issued EPA ID Date:	1982-07-23 00:00:00
Inactive Date:	Not reported
Facility Name:	WALMART SUPERCENTER #3796
Facility Address:	1333 N MOUNTAIN AVE
Facility Address 2:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S101590963**

Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 917620000

J59 **DEMOLISHED GASOLINE STATION** **Notify 65** **S100179592**
NNW **1333 N. MOUNTAIN BLVD.** **N/A**
1/4-1/2 **ONTARIO, CA 91762**
0.290 mi.
1529 ft. **Site 2 of 3 in cluster J**

Relative:
Higher

Actual:
1124 ft.

NOTIFY 65:
Name: DEMOLISHED GASOLINE STATION
Address: 1333 N. MOUNTAIN BLVD.
City,State,Zip: ONTARIO, CA 91762-1105
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

J60 **ALAMEDA MANAGEMENT (FORMER)** **LUST** **S111760399**
NNW **1333 N MOUNTAIN AVE** **CERS HAZ WASTE** **N/A**
1/4-1/2 **ONTARIO, CA 91761** **Cortese**
0.290 mi. **San Bern. Co. Permit**
1529 ft. **Site 3 of 3 in cluster J** **CERS**
HWTS

Relative:
Higher

Actual:
1124 ft.

LUST:
Name: ALAMEDA MANAGEMENT (FORMER)
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
Lead Agency: SAN BERNARDINO COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100216
Global Id: T0607100216
Latitude: 34.082752
Longitude: -117.671771
Status: Completed - Case Closed
Status Date: 07/26/1996
Case Worker: Not reported
RB Case Number: 083601797T
Local Agency: Not reported
File Location: Local Agency
Local Case Number: 91017
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0607100216
Action Type: Other

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Date: 03/22/1991
Action: Leak Reported

Global Id: T0607100216
Action Type: Other
Date: 11/27/1990
Action: Leak Discovery

LUST:
Global Id: T0607100216
Status: Open - Case Begin Date
Status Date: 11/27/1990

Global Id: T0607100216
Status: Open - Site Assessment
Status Date: 03/11/1991

Global Id: T0607100216
Status: Open - Remediation
Status Date: 08/24/1994

Global Id: T0607100216
Status: Completed - Case Closed
Status Date: 07/26/1996

CERS HAZ WASTE:
Name: WALMART #3796
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 407281
CERS ID: 10458142
CERS Description: Hazardous Waste Generator

CORTESE:
Name: ALAMEDA MANAGEMENT (FORMER)
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0607100216
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

San Bern. Co. Permit:
Name: WALMART #3796
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0015938
Owner: WALMART INC.
Permit Number: PT0034665
Permit Category: HAZARDOUS MATERIALS 4-10 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 05/31/2022

Name: WALMART #3796
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Region: SAN BERNARDINO
Facility ID: FA0015938
Owner: WALMART INC.
Permit Number: PT0034664
Permit Category: SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 05/31/2022

CERS:
Name: ALAMEDA MANAGEMENT (FORMER)
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
Site ID: 257159
CERS ID: T0607100216
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: ROSE SCOTT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9513206375,

Name: WALMART #3796
Address: 1333 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91762
Site ID: 407281
CERS ID: 10458142
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2015

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Routine inspection
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 407281
Facility Name: Walmart #3796
Env Int Type Code: HMBP
Program ID: 10458142
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 34.082770
Longitude: -117.671810

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Identification Signer

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Entity Name:	Brian Mahoney
Entity Title:	Sr. Mgr. Environmental Health & Safety Compliance
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Brian Mahoney, Sr. Mgr. Environmental Health & Safety Compliance
Entity Title:	Not reported
Affiliation Address:	702 Southwest 8th Street
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	Not reported
Affiliation Zip:	72716-0500
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Walmart Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Walmart
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	702 Southwest 8th Street
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	Not reported
Affiliation Zip:	72716-0500
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Walmart Inc.
Entity Title:	Not reported
Affiliation Address:	702 Southwest 8th Street
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72716-0500

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	Property Owner
Entity Name:	WALMART REAL ESTATE BUSINESS TRUST
Entity Title:	Not reported
Affiliation Address:	PO BOX 8050 MS 0555
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72712
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	Document Preparer
Entity Name:	Aptim Environmental & Infrastructure, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	AUSTIN JONES CORP
Address:	1333 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAC003127371
Inactive Date:	09/30/2021
Create Date:	07/01/2021
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	18575 JAMBOREE ROAD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	IRVINE, CA 92612
Owner Name:	RANDY AUSTIN
Owner Address:	18575 JAMBOREE ROAD
Owner Address 2:	Not reported
Owner City,State,Zip:	IRVINE, CA 92612
Contact Name:	AMANDA LAIDLEY
Contact Address:	18575 JAMBOREE ROAD
Contact Address 2:	Not reported
City,State,Zip:	IRVINE, CA 92612
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	34.08268999
Longitude:	-117.67248298

NAICS:

EPA ID:	CAC003127371
Create Date:	2021-07-01 08:56:43.143
NAICS Code:	236220
NAICS Description:	Commercial and Institutional Building Construction
Issued EPA ID Date:	2021-07-01 08:56:43.14700
Inactive Date:	Not reported

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Facility Name:	AUSTIN JONES CORP
Facility Address:	1333 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91762
EPA ID:	CAC003127371
Create Date:	2021-07-01 08:56:43.143
NAICS Code:	236220
NAICS Description:	Commercial and Institutional Building Construction
Issued EPA ID Date:	2021-07-01 08:56:43.14700
Inactive Date:	Not reported
Facility Name:	AUSTIN JONES CORP
Facility Address:	1333 N MOUNTAIN AVE
Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91762

Name:	WAL MART STORES INC #3697
Address:	1333 N MOUNTAIN AVE
Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
EPA ID:	CAL000380219
Inactive Date:	06/30/2014
Create Date:	11/16/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	17681 MITCHELL N STE 100
Mailing Address 2:	Not reported
Mailing City,State,Zip:	IRVINE, CA 92614
Owner Name:	S D DEACON
Owner Address:	1333 N MOUNTAIN AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	ONTARIO, CA 91762
Contact Name:	BRIAN NEWMAN
Contact Address:	1333 N MOUNTAIN AVE
Contact Address 2:	Not reported
City,State,Zip:	ONTARIO, CA 91762
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.08278
Longitude:	-117.6718

NAICS:

EPA ID:	CAL000380219
Create Date:	2012-11-16 09:08:10.643
NAICS Code:	23332
NAICS Description:	Commercial and Institutional Building Construction
Issued EPA ID Date:	2012-11-16 09:08:10.62000
Inactive Date:	2014-06-30 00:00:00
Facility Name:	WAL MART STORES INC #3697
Facility Address:	1333 N MOUNTAIN AVE

ALAMEDA MANAGEMENT (FORMER) (Continued) **S111760399**

Facility Address 2:	Not reported
Facility City:	ONTARIO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	91762

I61 **FORMER SHELL STATION** **LUST** **S105850477**
South **859 MOUNTAIN AVENUE NORTH** **Cortese** **N/A**
1/4-1/2 **ONTARIO, CA 91762**
0.309 mi.
1631 ft. **Site 6 of 6 in cluster I**

Relative: LUST REG 8:
Lower

Actual:
1062 ft.

Name:	FORMER SHELL STATION
Address:	859 MOUNTAIN AVENUE NORTH
City:	ONTARIO
Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	Not reported
Local Case Num:	2003017
Case Type:	Soil only
Substance:	8006619, MTB
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	4TH STREET
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	UNK
Leak Source:	Tank
Global ID:	T0607174240
How Stopped Date:	4/9/2003
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	4/15/2003
Discover Date:	4/9/2003
Enforcement Date:	Not reported
Close Date:	1/16/2004
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	5/22/2003
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	0
Longitude:	0
MTBE Date:	Not reported
Max MTBE GW:	Not reported

FORMER SHELL STATION (Continued) **S105850477**

MTBE Concentration:	0
Max MTBE Soil:	980
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	CAB
Staff Initials:	CR2
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	Not reported
Beneficial:	MUN
Priority:	A2
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

CORTESE:

Name:	FORMER SHELL STATION
Address:	859 MOUNTAIN AVENUE NORTH
City,State,Zip:	ONTARIO, CA 91762
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0607174240
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

K62 **ARCO #9689** **LUST S103950758**
South **808 N MOUNTAIN AVE** **CERS N/A**
1/4-1/2 **ONTARIO, CA 91761**
0.366 mi.
1934 ft. **Site 1 of 2 in cluster K**

Relative: **Lower**
Actual: **1056 ft.**

LUST:

Name:	ARCO #9689
Address:	808 N MOUNTAIN AVE
City,State,Zip:	ONTARIO, CA 91761
Lead Agency:	SAN BERNARDINO COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100457
Global Id:	T0607100457
Latitude:	34.072666

ARCO #9689 (Continued) **S103950758**

Longitude:	-117.669734
Status:	Completed - Case Closed
Status Date:	04/30/1998
Case Worker:	CR2
RB Case Number:	083603064T
Local Agency:	SAN BERNARDINO COUNTY
File Location:	Local Agency
Local Case Number:	97056
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0607100457
Contact Type:	Local Agency Caseworker
Contact Name:	CATHERINE RICHARDS
Organization Name:	SAN BERNARDINO COUNTY
Address:	620 SOUTH E STREET
City:	SAN BERNARDINO
Email:	crichards@sbcfire.org
Phone Number:	9093868419

Global Id:	T0607100457
Contact Type:	Regional Board Caseworker
Contact Name:	VALERIE JAHN-BULL
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	valerie.jahn-bull@waterboards.ca.gov
Phone Number:	9517824903

LUST:

Global Id:	T0607100457
Action Type:	ENFORCEMENT
Date:	04/30/1998
Action:	Closure/No Further Action Letter

Global Id:	T0607100457
Action Type:	Other
Date:	08/29/1997
Action:	Leak Reported

Global Id:	T0607100457
Action Type:	Other
Date:	09/24/1996
Action:	Leak Discovery

LUST:

Global Id:	T0607100457
Status:	Open - Case Begin Date
Status Date:	09/24/1996

Global Id:	T0607100457
Status:	Completed - Case Closed
Status Date:	04/30/1998

ARCO #9689 (Continued) **S103950758**

CERS:
Name: ARCO #9689
Address: 808 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
Site ID: 223132
CERS ID: T0607100457
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: CATHERINE RICHARDS - SAN BERNARDINO COUNTY
Entity Title: Not reported
Affiliation Address: 620 SOUTH E STREET
Affiliation City: SAN BERNARDINO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9093868419,

Affiliation Type Desc: Regional Board Caseworker
Entity Name: VALERIE JAHN-BULL - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824903,

K63 **ARCO #9689** **Cortese** **S113132953**
South **808 N MOUNTAIN AVE** **HAZNET** **N/A**
1/4-1/2 **ONTARIO, CA 91762** **HWTS**
0.366 mi.
1934 ft. **Site 2 of 2 in cluster K**

Relative:
Lower

Actual:
1056 ft.

CORTESE:
Name: ARCO #9689
Address: 808 N MOUNTAIN AVE
City,State,Zip: ONTARIO, CA 91761
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0607100457
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported

ARCO #9689 (Continued) **S113132953**

Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HAZNET:
Name: ARCO #9689
Address: 808 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
Contact: IBRAHIM HIJAZI
Telephone: 9099865600
Mailing Name: Not reported
Mailing Address: 808 N MOUNTAIN AVE

Year: 2012
Gepaid: CAL000284217
TSD EPA ID: NVT330010000
CA Waste Code: 352 - Other organic solids
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.1025

Year: 2005
Gepaid: CAL000284217
TSD EPA ID: CAD008302903
CA Waste Code: 352 - Other organic solids
Disposal Method: H01 - Transfer Station
Tons: 0.075

Year: 2004
Gepaid: CAL000284217
TSD EPA ID: CAD008302903
CA Waste Code: 352 - Other organic solids
Disposal Method: H01 - Transfer Station
Tons: 0.075

Additional Info:
Year: 2005
Gen EPA ID: CAL000284217

Shipment Date: 20050506
Creation Date: 7/28/2005 18:30:54
Receipt Date: 20050509
Manifest ID: 24532040
Trans EPA ID: CAD983584681
Trans Name: BELSHIRE ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008302903
Trans Name: ONYX ENVIRONMENTAL
TSDF Alt EPA ID: CAD008302903
TSDF Alt Name: Not reported
Waste Code Description: 352 - Other organic solids
RCRA Code: D018
Meth Code: H01 - Transfer Station

ARCO #9689 (Continued) **S113132953**

Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2004
Gen EPA ID:	CAL000284217
Shipment Date:	20040816
Creation Date:	1/4/2005 18:32:14
Receipt Date:	20040820
Manifest ID:	23867695
Trans EPA ID:	CAD983584681
Trans Name:	BELSHIRE ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	ONYX ENVIRONMENTAL
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2012
Gen EPA ID:	CAL000284217
Shipment Date:	20120530
Creation Date:	5/30/2013 22:15:07
Receipt Date:	20120608
Manifest ID:	004660035FLE
Trans EPA ID:	CAR000183913
Trans Name:	BELSHIRE
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS ENVIRONMENTAL SERVICES INC
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY NEVADA OPERATIONS
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As

ARCO #9689 (Continued) **S113132953**

Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons: 0.1025
Waste Quantity: 205
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

HWTS:
Name: ARCO #9689
Address: 808 N MOUNTAIN AVE
Address 2: Not reported
City,State,Zip: ONTARIO, CA 91762
EPA ID: CAL000284217
Inactive Date: 06/30/2013
Create Date: 07/08/2004
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 808 N MOUNTAIN AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: ONTARIO, CA 917620000
Owner Name: IBRAHIM HIJAZI
Owner Address: 808 N MOUNTAIN AVE
Owner Address 2: Not reported
Owner City,State,Zip: ONTARIO, CA 917620000
Contact Name: IBRAHIM HIJAZI
Contact Address: 808 N MOUNTAIN AVE
Contact Address 2: Not reported
City,State,Zip: ONTARIO, CA 917620000
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 34.07257
Longitude: -117.669995

NAICS:
EPA ID: CAL000284217
Create Date: 2004-07-08 11:55:19.067
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2004-07-08 11:55:19.03700
Inactive Date: 2013-06-30 00:00:00
Facility Name: ARCO #9689
Facility Address: 808 N MOUNTAIN AVE
Facility Address 2: Not reported
Facility City: ONTARIO
Facility County: Not reported
Facility State: CA
Facility Zip: 91762

64
North
1/2-1
0.663 mi.
3502 ft.

MOUNTAIN SQUARE CLEANERS
384 AND 386 SOUTH MOUNTAIN AVENUE
UPLAND, CA 91786

ENVIROSTOR
VCP

S120714328
N/A

Relative:
Higher

Actual:
1173 ft.

ENVIROSTOR:

Name:	MOUNTAIN SQUARE CLEANERS
Address:	384 AND 386 SOUTH MOUNTAIN AVENUE
City,State,Zip:	UPLAND, CA 91786
Facility ID:	60002484
Status:	Active
Status Date:	02/01/2017
Site Code:	401780
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	6.92
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Jian Liu
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	, 41
Senate:	, 25
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	34.08895
Longitude:	-117.6686
APN:	1008-132-07-0000
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride
Confirmed COC:	Tetrachloroethylene (PCE Trichloroethylene (TCE Vinyl chloride
Potential Description:	SOIL, SV
Alias Name:	1008-132-07-0000
Alias Type:	APN
Alias Name:	401780
Alias Type:	Project Code (Site Code)
Alias Name:	60002484
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	08/24/2017
Comments:	Comments were sent and a PEA work plan was requested for the Site.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	01/24/2018
Comments:	PEA Workplan was approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	05/03/2018

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Comments: Fieldwork for PEA was implemented.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/13/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/10/2019
Comments: Concurred with additional sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 01/21/2020
Comments: Field Work Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/27/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/05/2020
Comments: Field were done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/17/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/25/2018
Comments: Provided comments to the RPs and Consultants.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/05/2018
Comments: FY 1819 Estimate: $24,420

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/10/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/14/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/19/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management
Completed Date: 06/30/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/01/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/28/2021
Comments: PM Changed from Amit Pathak to Jian Liu

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 04/19/2017
Comments: VCA was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/03/2018
Comments: PM Change to A Pathak.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2023
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Workplan
Future Due Date: 2022
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Schedule Document Type: Supplemental Site Investigation Report
Schedule Due Date: 05/31/2022
Schedule Revised Date: Not reported

VCP:
Name: MOUNTAIN SQUARE CLEANERS
Address: 384 AND 386 SOUTH MOUNTAIN AVENUE
City,State,Zip: UPLAND, CA 91786
Facility ID: 60002484
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 6.92
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Jian Liu
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 401780
Assembly: , 41
Senate: , 25
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 02/01/2017
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 34.08895 / -117.6686
APN: 1008-132-07-0000
Past Use: DRY CLEANING
Potential COC: 30022, 30027, 30028
Confirmed COC: 30022,30027,30028
Potential Description: SOIL, SV
Alias Name: 1008-132-07-0000
Alias Type: APN
Alias Name: 401780
Alias Type: Project Code (Site Code)
Alias Name: 60002484
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/24/2017
Comments: Comments were sent and a PEA work plan was requested for the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 01/24/2018
Comments: PEA Workplan was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Completed Date: 05/03/2018
Comments: Fieldwork for PEA was implemented.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/13/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 10/10/2019
Comments: Concurred with additional sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 01/21/2020
Comments: Field Work Completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/27/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/05/2020
Comments: Field were done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/17/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/25/2018
Comments: Provided comments to the RPs and Consultants.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/05/2018
Comments: FY 1819 Estimate: $24,420

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/10/2019
Comments: Not reported

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/14/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/19/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management
Completed Date: 06/30/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/01/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/28/2021
Comments: PM Changed from Amit Pathak to Jian Liu

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 04/19/2017
Comments: VCA was fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/03/2018
Comments: PM Change to A Pathak.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Land Use Restriction
Future Due Date: 2023
Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: Removal Action Workplan
Future Due Date: 2022
Schedule Area Name: PROJECT WIDE

MOUNTAIN SQUARE CLEANERS (Continued) **S120714328**

Schedule Sub Area Name: Not reported
Schedule Document Type: Supplemental Site Investigation Report
Schedule Due Date: 05/31/2022
Schedule Revised Date: Not reported

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65 East 1/2-1 0.971 mi. 5125 ft. **CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDIN** **ENVIROSTOR** **S118353713**
1245 NORTH EUCLID AVENUE **SCH** **N/A**
ONTARIO, CA 91762

Relative: Higher

Actual: 1114 ft.

ENVIROSTOR:
Name: CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDING
Address: 1245 NORTH EUCLID AVENUE
City,State,Zip: ONTARIO, CA 91762
Facility ID: 60002220
Status: No Action Required
Status Date: 11/06/2015
Site Code: 404916
Site Type: School Investigation
Site Type Detailed: School
Acres: 0.75
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: , 52
Senate: , 20
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 34.07995
Longitude: -117.6525
APN: 104-755-101
Past Use: SCHOOL - HIGH SCHOOL
Potential COC: Lead Chlordane DDD DDE DDT Endrin Toxaphene Aldrin Dieldrin
Confirmed COC: 30004-NO 30006-NO 30007-NO 30008-NO 30010-NO 30013-NO 30023-NO 30043-NO 30207-NO
Potential Description: NMA
Alias Name: 104-755-101
Alias Type: APN
Alias Name: 404916
Alias Type: Project Code (Site Code)
Alias Name: 60002220
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/10/2015
Comments: DTSC approved the Phase I report with a Phase I Addendum determination
Not reported

Completed Area Name: PROJECT WIDE

CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDING (Continued) **S118353713**

Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1 Addendum
Completed Date:	11/06/2015
Comments:	DTSC approved the Phase I Addendum report with a No Action determination
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	09/21/2015
Comments:	Annual Cost Estimate emailed and mailed to BP.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/18/2016
Comments:	Closeout Form 1554 submitted on 02/23/16 and processed by CRBS on 8/18/16; closeout complete.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDING
Address:	1245 NORTH EUCLID AVENUE
City,State,Zip:	ONTARIO, CA 91762
Facility ID:	60002220
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	0.75
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404916
Assembly:	, 52
Senate:	, 20
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	11/06/2015
Restricted Use:	NO
Funding:	School District
Latitude:	34.07995
Longitude:	-117.6525
APN:	104-755-101

CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDING (Continued) **S118353713**

Past Use: SCHOOL - HIGH SCHOOL
Potential COC: Lead, Chlordane, DDD, DDE, DDT, Endrin, Toxaphene, Aldrin, Dieldrin
Confirmed COC: 30004-NO, 30006-NO, 30007-NO, 30008-NO, 30010-NO, 30013-NO, 30023-NO, 30043-NO, 30207-NO
Potential Description: NMA
Alias Name: 104-755-101
Alias Type: APN
Alias Name: 404916
Alias Type: Project Code (Site Code)
Alias Name: 60002220
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 09/10/2015
Comments: DTSC approved the Phase I report with a Phase I Addendum determination
Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 11/06/2015
Comments: DTSC approved the Phase I Addendum report with a No Action determination

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/21/2015
Comments: Annual Cost Estimate emailed and mailed to BP.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/18/2016
Comments: Closeout Form 1554 submitted on 02/23/16 and processed by CRBS on 8/18/16; closeout complete.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 9 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
DIAMOND BAR	S121698436	DIAMOND 1 HR CLEANERS	1241 S GRAND #J	91762	DRYCLEANERS
ONTARIO	S121679694	THE EXCHANGE ONTARIO CTR	I 15 & 4TH ST		CIWQS
ONTARIO	S114663895	ONTARIO FIRE STATION #5	1530 4TH ST		RGA LUST
ONTARIO	S107534815		536 4TH ST		CDL
ONTARIO	S126215805	ONTARIO DYY WELLHEAD TREATMENT FAC	SEC N CUCAMONGA AVE & E 4TH AV	91764	NPDES
ONTARIO	S127611056	ONTARIO SITE DISCOVERY	STUDY AREA BOUND BY WEST STATE	91762	ENVIROSTOR
UPLAND	S121700896	MOUNTAIN SQUARE CLEANERS INC	386 MOUNTAIN AVE	91786	DRYCLEANERS
UPLAND	S121693768	PRO CLEANERS & LAUNDRY	1042 MOUNTAIN AVE	91786	DRYCLEANERS
UPLAND	S121700296	V & M CLEANERS	291 MOUNTAIN AVE	91786	DRYCLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/27/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 88

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/21/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/21/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 06/21/2022
Number of Days to Update: 6

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/15/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/07/2022
Date Data Arrived at EDR: 02/08/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 86

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 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 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 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 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST 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

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/15/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 90

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Quarterly

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 84

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/20/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/19/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/11/2022
Date Data Arrived at EDR: 03/15/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/23/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/26/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/10/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 96

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/02/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 02/17/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 82

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/12/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 42

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/27/2022
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 85

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/17/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/07/2022
Date Data Arrived at EDR: 02/08/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/11/2022
Date Data Arrived at EDR: 03/15/2022
Date Made Active in Reports: 06/08/2022
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 02/04/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 03/17/2022
Date Data Arrived at EDR: 03/18/2022
Date Made Active in Reports: 06/08/2022
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 79

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/16/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 83

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/13/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/15/2022
Number of Days to Update: 86

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/24/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/15/2022
Number of Days to Update: 86

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/24/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 04/18/2022
Number of Days to Update: 76

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/24/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/29/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/13/2022
Number of Days to Update: 86

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 81

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/24/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 06/27/2022
Number of Days to Update: 88

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2022
Date Data Arrived at EDR: 01/27/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 77

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/03/2021
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/06/2022
Number of Days to Update: 84

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/09/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

ONTARIO- WATERMARKE
1028 4TH STREET
ONTARIO, CA 91762

TARGET PROPERTY COORDINATES

Latitude (North):	34.078482 - 34ˆ 4’ 42.54’’
Longitude (West):	117.668957 - 117ˆ 40’ 8.25’’
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	438278.2
UTM Y (Meters):	3770865.2
Elevation:	1096 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12016009 ONTARIO, CA
Version Date:	2018

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

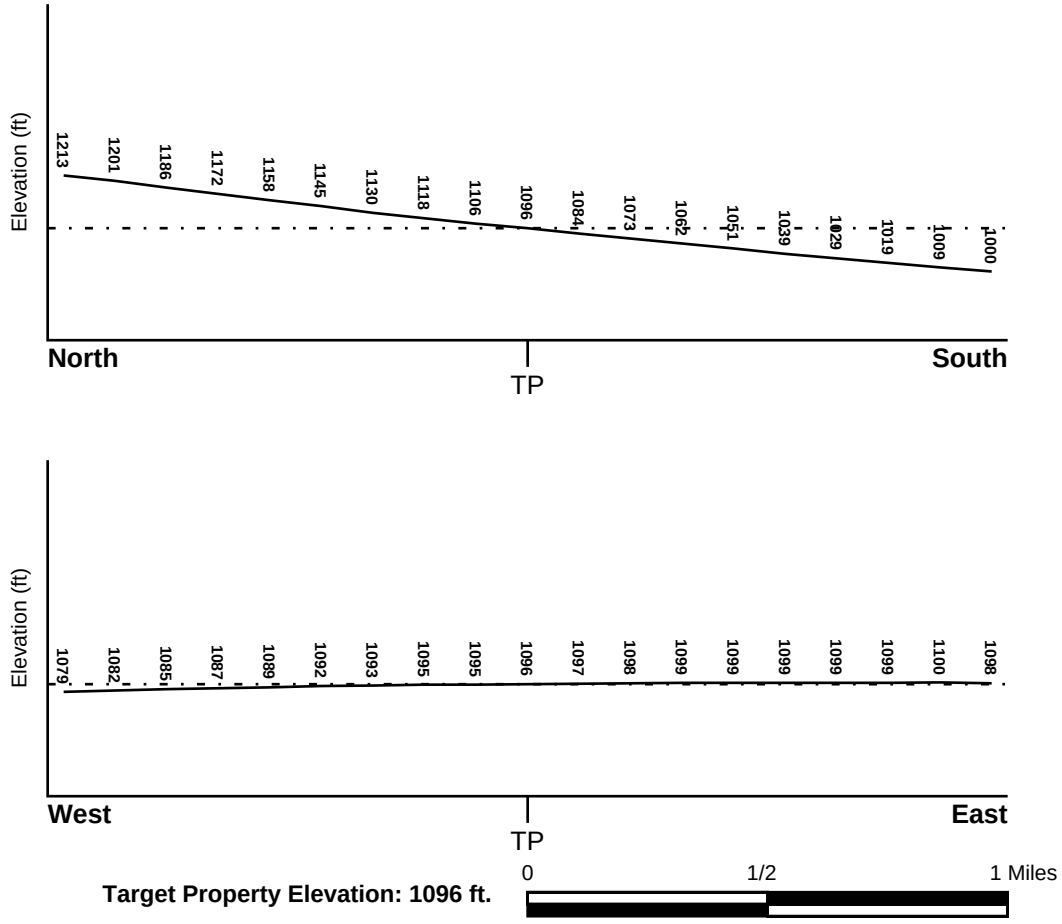
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06037C1750F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
Not Reported	

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
ONTARIO	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	S
1G	1/8 - 1/4 Mile NNW	S

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

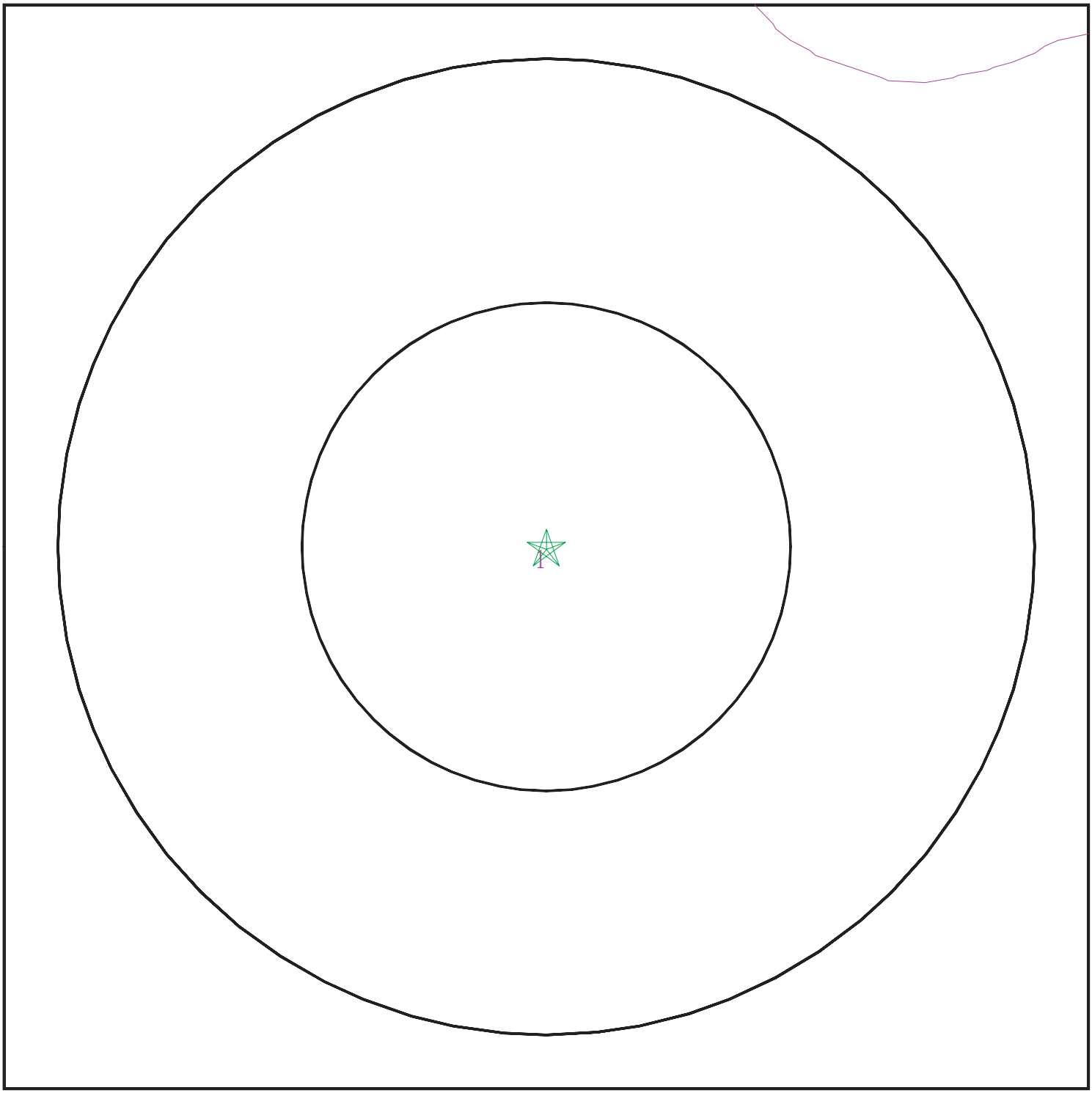
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

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 - 7036647.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Ontario- Watermarke	CLIENT:	Geokinetics
ADDRESS:	1028 4th Street ONTARIO CA 91762	CONTACT:	Salina Marsh
LAT/LONG:	34.078482 / 117.668957	INQUIRY #:	7036647.2s
		DATE:	June 29, 2022 4:02 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: TUJUNGA

Soil Surface Texture: gravelly loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1
2	18 inches	59 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B11	USGS40000140673	1/2 - 1 Mile West
D14	USGS40000140539	1/2 - 1 Mile SW
15	USGS40000140845	1/2 - 1 Mile NNE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
23	CA3610029	1/2 - 1 Mile West

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

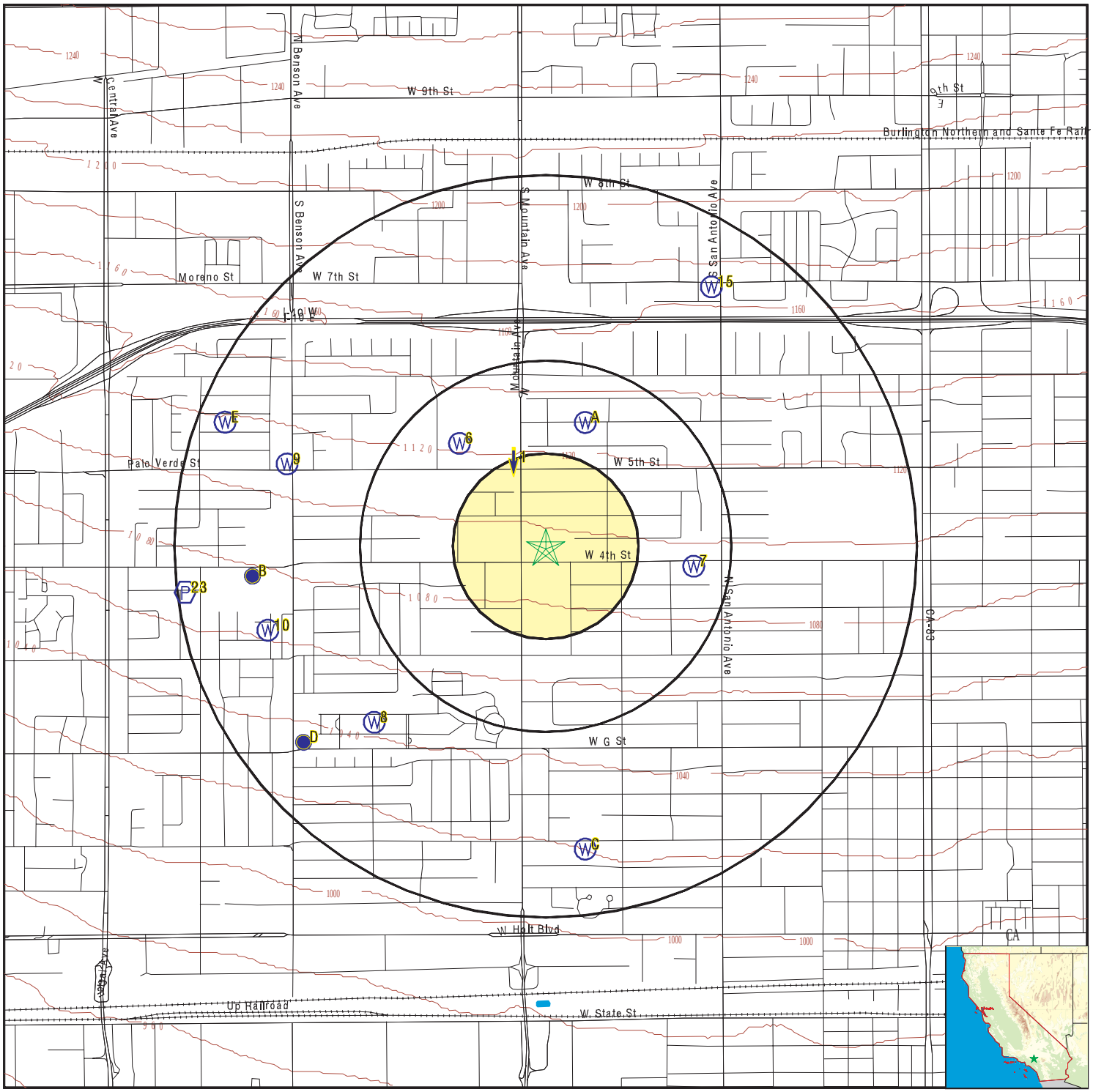
MAP ID	WELL ID	LOCATION FROM TP
A2	1154	1/4 - 1/2 Mile NNE
A3	1156	1/4 - 1/2 Mile NNE
A4	CADDW0000012016	1/4 - 1/2 Mile NNE
A5	CADDW0000017031	1/4 - 1/2 Mile NNE
6	CADWR0000036128	1/4 - 1/2 Mile NW
7	CADWR9000006666	1/4 - 1/2 Mile East
8	CADWR0000003707	1/2 - 1 Mile SW
9	CADDW0000003812	1/2 - 1 Mile WNW
10	CADWR0000028995	1/2 - 1 Mile WSW
B12	CADDW0000008867	1/2 - 1 Mile West
C13	1157	1/2 - 1 Mile South
C16	CADDW0000003825	1/2 - 1 Mile South
D17	CADDW0000013444	1/2 - 1 Mile SW
E18	CADDW0000019977	1/2 - 1 Mile WNW
E19	1153	1/2 - 1 Mile WNW
E20	1152	1/2 - 1 Mile WNW
E21	1158	1/2 - 1 Mile WNW
E22	1155	1/2 - 1 Mile WNW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

PHYSICAL SETTING SOURCE MAP - 7036647.2s



0 1/4 1/2 1 Miles

- 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:	Ontario- Watermarke	CLIENT:	Geokinetics
ADDRESS:	1028 4th Street ONTARIO CA 91762	CONTACT:	Salina Marsh
		INQUIRY #:	7036647.2s
LAT/LONG:	34.078482 / 117.668957	DATE:	June 29, 2022 4:02 pm

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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:	083601797T	**AQUIFLOW**	**50135**
Groundwater Flow:	S		
Shallow Water Depth:	300		
Deep Water Depth:	400		
Average Water Depth:	Not Reported		
Date:	04/11/1996		

A2
NNE
1/4 - 1/2 Mile
Higher

CA WELLS **1154**

Seq:	1154	Prim sta c:	01S/08W-12K01 S
Frds no:	3610086004	County:	36
District:	13	User id:	TAN
System no:	3610086	Water type:	G
Source nam:	WEST END WELL 02 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174000.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3610086	System nam:	West End Consolidated Water Company
Hqname:	Not Reported	Address:	139 N EUCLID AVE
City:	UPLAND	State:	CA
Zip:	91786	Zip ext:	Not Reported
Pop serv:	100	Connection:	1001
Area serve:	Not Reported		

A3
NNE
1/4 - 1/2 Mile
Higher

CA WELLS **1156**

Seq:	1156	Prim sta c:	01S/08W-12P01 S
Frds no:	3610086003	County:	36
District:	13	User id:	TAN
System no:	3610086	Water type:	G
Source nam:	WEST END WELL 01 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174000.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3610086	System nam:	West End Consolidated Water Company
Hqname:	Not Reported	Address:	139 N EUCLID AVE
City:	UPLAND	State:	CA
Zip:	91786	Zip ext:	Not Reported
Pop serv:	100	Connection:	1001
Area serve:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A4
NNE **CA WELLS** **CADDW0000012016**
1/4 - 1/2 Mile
Higher

Well ID:	3610086-003	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WEST END WELL 01 - INACTIVE		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610086-003&store_num=		
GeoTracker Data:	Not Reported		

A5
NNE **CA WELLS** **CADDW0000017031**
1/4 - 1/2 Mile
Higher

Well ID:	3610086-004	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WEST END WELL 02 - INACTIVE		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610086-004&store_num=		
GeoTracker Data:	Not Reported		

6
NW **CA WELLS** **CADWR0000036128**
1/4 - 1/2 Mile
Higher

Well ID:	01S08W13L001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01S08W13L001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01S08W13L001S&store_num=		
GeoTracker Data:	Not Reported		

7
East **CA WELLS** **CADWR9000006666**
1/4 - 1/2 Mile
Lower

State Well #:	01S07W19D002S	Station ID:	48060
Well Name:	CHINO-1002321	Basin Name:	Chino
Well Use:	Residential	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	D-727-

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

8
SW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000003707**

Well ID:	01S08W24E001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01S08W24E001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01S08W24E001S&store_num=		
GeoTracker Data:	Not Reported		

9
WNW
1/2 - 1 Mile
Higher

CA WELLS **CADDW0000003812**

Well ID:	3610029-039	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	ASR WELL 33	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610029-039&store_num=		
GeoTracker Data:	Not Reported		

10
WSW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000028995**

Well ID:	01S08W23A003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01S08W23A003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=01S08W23A003S&store_num=		
GeoTracker Data:	Not Reported		

B11
West
1/2 - 1 Mile
Lower

FED USGS **USGS40000140673**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001S008W23A003S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	592
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B12
West
1/2 - 1 Mile
Lower

CA WELLS **CADDW0000008867**

Well ID:	3610029-036	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	ASR WELL 30	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610029-036&store_num=		
GeoTracker Data:	Not Reported		

C13
South
1/2 - 1 Mile
Lower

CA WELLS **1157**

Seq:	1157	Prim sta c:	01S/08W-13P01 S
Frds no:	3610034011	County:	36
District:	13	User id:	TAN
System no:	3610034	Water type:	G
Source nam:	WELL 13 - DESTROYED	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340400.0	Longitude:	1174000.0
Precision:	8	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3610034	System nam:	Ontario, City Of
Hqname:	Not Reported	Address:	303 EAST B STREET
City:	ONTARIO	State:	CA
Zip:	91764	Zip ext:	Not Reported
Pop serv:	140000	Connection:	30927
Area serve:	ONTARIO CITY		

D14
SW
1/2 - 1 Mile
Lower

FED USGS **USGS40000140539**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001S008W24E001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	634
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

15
NNE
1/2 - 1 Mile
Higher

FED USGS **USGS40000140845**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001S007W18E001S	Type:	Well
Description:	Not Reported	HUC:	18070203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	729
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

C16
South
1/2 - 1 Mile
Lower

CA WELLS **CADDW0000003825**

Well ID:	3610034-011	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 13 - DESTROYED	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610034-011&store_num=		
GeoTracker Data:	Not Reported		

D17
SW
1/2 - 1 Mile
Lower

CA WELLS **CADDW0000013444**

Well ID:	3610029-038	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	ASR WELL 32 - INACTIVE	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610029-038&store_num=		
GeoTracker Data:	Not Reported		

E18
WNW
1/2 - 1 Mile
Higher

CA WELLS **CADDW0000019977**

Well ID:	3610050-030	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 13 - TIOGA WELL 03 - ABANDONED		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3610050-030&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E19
WNW
1/2 - 1 Mile
Higher

CA WELLS 1153

Seq:	1153	Prim sta c:	01S/08W-11R01 S
Frds no:	3610050026	County:	36
District:	13	User id:	TAN
System no:	3610050	Water type:	G
Source nam:	WELL 08 - STANDBY	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174100.0
Precision:	8	Status:	SR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3610050	System nam:	City Of Upland
Hqname:	Not Reported	Address:	PO BOX 460
City:	UPLAND	State:	CA
Zip:	91786	Zip ext:	Not Reported
Pop serv:	66383	Connection:	16736
Area serve:	UPLAND VIC		

Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	31-JAN-18	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	25-OCT-17	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	25-OCT-17	Finding:	3.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	25-OCT-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	10-OCT-17	Finding:	7.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	23-AUG-17	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	23-AUG-17	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		

Sample date:	23-AUG-17	Finding:	0.21
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	23-AUG-17	Finding:	1.3
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	23-AUG-17	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	23-AUG-17	Finding:	0.29
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	23-AUG-17	Finding:	2.4
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	16.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	20.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	75.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	270.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-AUG-17	Finding:	220.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	180.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported

Dlr:	0.		
Sample date:	23-AUG-17	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	26-JUL-17	Finding:	5.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-17	Finding:	7.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-APR-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	18-APR-17	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-JAN-17	Finding:	6.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	18-OCT-16	Finding:	11.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	18-OCT-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-AUG-16	Finding:	1.5
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	1.
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	0.37
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		

Sample date:	17-AUG-16	Finding:	420.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-AUG-16	Finding:	1.7
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	2.9
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	3.5
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	20-JUL-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-JUL-16	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	20-JUL-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-16	Finding:	9.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-JAN-16	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-JAN-16	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-OCT-15	Finding:	60.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-OCT-15	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

Dlr:	1.e-002		
Sample date:	20-OCT-15	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-OCT-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	19-AUG-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-AUG-15	Finding:	390.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	27-JUL-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	27-JUL-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	28-APR-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	28-APR-15	Finding:	9.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	28-APR-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	13-JAN-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	13-JAN-15	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	13-JAN-15	Finding:	9.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	14-OCT-14	Finding:	1.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	08-OCT-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-OCT-14	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

Sample date:	08-OCT-14	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	25-SEP-14	Finding:	80.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	9.4e-002
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	25-SEP-14	Finding:	6900.
Chemical:	CARBON DIOXIDE	Report units:	UG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	25-SEP-14	Finding:	0.91
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	0.28
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	25-SEP-14	Finding:	51.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	25-SEP-14	Finding:	15.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	7.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	180.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	210.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	290.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L

Dlr:	0.		
Sample date:	25-SEP-14	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	17.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	2.6
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	26-AUG-14	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-JUL-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	16-JUL-14	Finding:	60.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	30-APR-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	30-APR-14	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	30-APR-14	Finding:	3.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	14-JAN-14	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-JAN-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	14-JAN-14	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	23-OCT-13	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	23-OCT-13	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	23-OCT-13	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	17-SEP-13	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	21-AUG-13	Finding:	3.2
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	21-AUG-13	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	3.2
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	21-AUG-13	Finding:	3.7
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	02-JUL-13	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	02-JUL-13	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	10-APR-13	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-APR-13	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	16-JAN-13	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-JAN-13	Finding:	2.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	11-DEC-12	Finding:	24.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-OCT-12	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-OCT-12	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

Dlr:	2.		
Sample date:	11-SEP-12	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	29-AUG-12	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	29-AUG-12	Finding:	390.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	07-AUG-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-JUL-12	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-APR-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-APR-12	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-APR-12	Finding:	7.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	11-JAN-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	11-JAN-12	Finding:	58.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-JAN-12	Finding:	9.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

E20
WNW
1/2 - 1 Mile
Higher

CA WELLS 1152

Seq:	1152	Prim sta c:	01S/08W-11J01 S
Frds no:	3610050030	County:	36
District:	13	User id:	TAN
System no:	3610050	Water type:	G
Source nam:	WELL 13 - TIOGA WELL 03 - STANDBY	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174100.0
Precision:	8	Status:	SR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported

Comment 7:	Not Reported		
System no:	3610050	System nam:	City Of Upland
Hqname:	Not Reported	Address:	PO BOX 460
City:	UPLAND	State:	CA
Zip:	91786	Zip ext:	Not Reported
Pop serv:	66383	Connection:	16736
Area serve:	UPLAND VIC		

E21
WNW
1/2 - 1 Mile
Higher

CA WELLS 1158

Seq:	1158	Prim sta c:	01S/08W-14A03 S
Frds no:	3610029003	County:	36
District:	13	User id:	TAN
System no:	3610029	Water type:	G
Source nam:	WELL 04 - INACTIVE	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174100.0
Precision:	8	Status:	IR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3610029	System nam:	Monte Vista Cwd
Hqname:	Not Reported	Address:	PO BOX 71
City:	MONTCLAIR	State:	CA
Zip:	91763	Zip ext:	Not Reported
Pop serv:	38000	Connection:	10837
Area serve:	MONTCLAIR		
Sample date:	22-FEB-18	Finding:	9.8
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	22-FEB-18	Finding:	2.2
Chemical:	BROMODICHLOROMETHANE (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	22-FEB-18	Finding:	5.5
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dlr:	0.		
Sample date:	22-FEB-18	Finding:	1.5
Chemical:	CHLOROFORM (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	22-FEB-18	Finding:	1.8
Chemical:	DIBROMOCHLOROMETHANE (THM)	Report units:	UG/L
Dlr:	1.		
Sample date:	01-NOV-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	01-NOV-17	Finding:	9.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	31-OCT-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	24-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	10-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-OCT-17	Finding:	4.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	26-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	19-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	12-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-SEP-17	Finding:	6.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	29-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	22-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	15-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	01-AUG-17	Finding:	9.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

Dlr:	1.e-002		
Sample date:	01-AUG-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-JUL-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-JUL-17	Finding:	6.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	05-JUL-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-JUN-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-JUN-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-JUN-17	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	07-JUN-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-MAY-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-MAY-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	01-MAY-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-APR-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-APR-17	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	09-MAR-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-FEB-17	Finding:	3.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	02-FEB-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-JAN-17	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	05-JAN-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-DEC-16	Finding:	9.9
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-DEC-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	10-NOV-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	10-NOV-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	11-OCT-16	Finding:	2.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	11-OCT-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-SEP-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-AUG-16	Finding:	290.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	2.7
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	10.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-AUG-16	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	08-AUG-16	Finding:	3.3
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L

Dlr:	0.		
Sample date:	08-AUG-16	Finding:	4.
Chemical:	VANADIUM	Report units:	UG/L
Dlr:	3.		
Sample date:	08-AUG-16	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	08-AUG-16	Finding:	0.29
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-AUG-16	Finding:	43.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	08-AUG-16	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	2.5
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	13.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	17.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	81.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	270.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-AUG-16	Finding:	240.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	7.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	08-AUG-16	Finding:	610.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	05-JUL-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	28-JUN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-JUN-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-JUN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-JUN-16	Finding:	6.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	02-MAY-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	21-APR-16	Finding:	3.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	21-APR-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	30-MAR-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	30-MAR-16	Finding:	4.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	23-MAR-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-MAR-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-FEB-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	16-FEB-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-FEB-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-FEB-16	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

Dlr:	1.e-002		
Sample date:	26-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	29-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	29-DEC-15	Finding:	8.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	22-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	15-DEC-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	15-DEC-15	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	15-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-DEC-15	Finding:	7.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	08-DEC-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	08-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	01-DEC-15	Finding:	7.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	01-DEC-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	01-DEC-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	24-NOV-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

Sample date:	24-NOV-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-NOV-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-NOV-15	Finding:	3.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	10-NOV-15	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-NOV-15	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	03-NOV-15	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-OCT-15	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-OCT-15	Finding:	3.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	10-SEP-15	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-SEP-15	Finding:	2.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	08-JUN-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	02-JUN-15	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	02-JUN-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	26-MAY-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-MAY-15	Finding:	65.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-MAY-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

Dlr:	2.		
Sample date:	05-MAY-15	Finding:	8.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	21-APR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-APR-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	15-APR-15	Finding:	9.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	14-APR-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	31-MAR-15	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	24-MAR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	17-MAR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	06-MAR-15	Finding:	2.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	06-MAR-15	Finding:	4.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	06-MAR-15	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-MAR-15	Finding:	4.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	05-MAR-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	24-FEB-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	17-FEB-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

Sample date:	11-FEB-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-FEB-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-FEB-15	Finding:	8.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-JAN-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-JAN-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	13-JAN-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	5.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	15-DEC-14	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	25-NOV-14	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	18-NOV-14	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-SEP-14	Finding:	9.7
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-AUG-14	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-AUG-14	Finding:	6.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	30-JUL-14	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	23-JUL-14	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

Dlr:	2.		
Sample date:	10-JUL-14	Finding:	43.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-JUN-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-JUN-14	Finding:	6.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	28-MAY-14	Finding:	5.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-MAY-14	Finding:	46.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	07-MAY-14	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	12-SEP-13	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	25-JUL-13	Finding:	7.9
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	9400.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-JUL-13	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	4.8
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	25-JUL-13	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	25-JUL-13	Finding:	1.2
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	2.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	25-JUL-13	Finding:	3.8
Chemical:	VANADIUM	Report units:	UG/L
Dlr:	3.		
Sample date:	25-JUL-13	Finding:	170.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	25-JUL-13	Finding:	0.26
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	25-JUL-13	Finding:	46.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	25-JUL-13	Finding:	20.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	3.
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	13.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	18.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	10.
Chemical:	COLOR	Report units:	UNITS
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	25-JUL-13	Finding:	630.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	210.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	250.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	300.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	25-JUL-13	Finding:	92.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	04-JUN-13	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

Dlr:	2.		
Sample date:	04-JUN-13	Finding:	9.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	14-MAY-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	02-MAY-13	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	30-APR-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	23-APR-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-APR-13	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	01-APR-13	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	01-APR-13	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-MAR-13	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	05-MAR-13	Finding:	5.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	13-FEB-13	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	13-FEB-13	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-JAN-13	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-DEC-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-DEC-12	Finding:	2.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		

Sample date:	06-NOV-12	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	06-NOV-12	Finding:	9.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	16-OCT-12	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-OCT-12	Finding:	5.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-SEP-12	Finding:	2.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-SEP-12	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-AUG-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-AUG-12	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-JUL-12	Finding:	3.7
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	12-JUL-12	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	12-JUL-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	12-JUL-12	Finding:	2.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-JUL-12	Finding:	2.8
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	07-JUN-12	Finding:	3.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	07-JUN-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	15-MAY-12	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

Dlr:	2.		
Sample date:	07-MAY-12	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	07-MAY-12	Finding:	4.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	18-APR-12	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	18-APR-12	Finding:	3.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-MAR-12	Finding:	2.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	12-MAR-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-FEB-12	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	16-FEB-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	18-JAN-12	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	18-JAN-12	Finding:	40.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

E22
WNW
1/2 - 1 Mile
Higher

CA WELLS 1155

Seq:	1155	Prim sta c:	01S/08W-12M01 S
Frds no:	3610050023	County:	36
District:	13	User id:	TAN
System no:	3610050	Water type:	G
Source nam:	WELL 03 - STANDBY	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	340500.0	Longitude:	1174100.0
Precision:	8	Status:	SR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3610050	System nam:	City Of Upland
Hqname:	Not Reported	Address:	PO BOX 460

City:	UPLAND	State:	CA
Zip:	91786	Zip ext:	Not Reported
Pop serv:	66383	Connection:	16736
Area serve:	UPLAND VIC		
Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	31-JAN-18	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	25-OCT-17	Finding:	6.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	25-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-OCT-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-AUG-17	Finding:	75.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-AUG-17	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	1.3
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	1.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	23-AUG-17	Finding:	0.31
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	23-AUG-17	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	8.1

Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	180.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	220.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-AUG-17	Finding:	270.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	20.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	17.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	2.2
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	23-AUG-17	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	26-JUL-17	Finding:	5.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-17	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-17	Finding:	8.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-APR-17	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	27-JAN-17	Finding:	7.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	18-OCT-16	Finding:	4.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	18-OCT-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	18-OCT-16	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-AUG-16	Finding:	1.8
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	1.7
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	0.83
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	0.43
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	17-AUG-16	Finding:	3.1
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	17-AUG-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	17-AUG-16	Finding:	2.9
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	20-JUL-16	Finding:	2.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	20-JUL-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-JUL-16	Finding:	10.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L

Dlr:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-APR-16	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-JAN-16	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	27-JAN-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	27-JAN-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-OCT-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-OCT-15	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	20-OCT-15	Finding:	7.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	20-OCT-15	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	19-AUG-15	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	19-AUG-15	Finding:	370.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	27-JUL-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	27-JUL-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	28-APR-15	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

Sample date:	28-APR-15	Finding:	9.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	28-APR-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	13-JAN-15	Finding:	5.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	13-JAN-15	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	13-JAN-15	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-OCT-14	Finding:	1.8
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	08-OCT-14	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	08-OCT-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-SEP-14	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	25-SEP-14	Finding:	0.93
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	0.31
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	25-SEP-14	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	2.6
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	19.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	77.
Chemical:	CALCIUM	Report units:	MG/L

Dlr:	0.		
Sample date:	25-SEP-14	Finding:	280.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	210.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	170.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	7.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	580.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	6900.
Chemical:	CARBON DIOXIDE	Report units:	UG/L
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	0.13
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	25-SEP-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	25-SEP-14	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	26-AUG-14	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-JUL-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	16-JUL-14	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-JUL-14	Finding:	9.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	30-APR-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	30-APR-14	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	14-JAN-14	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-JAN-14	Finding:	4.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	14-JAN-14	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	23-OCT-13	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	23-OCT-13	Finding:	5.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	23-OCT-13	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	21-AUG-13	Finding:	3.1
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	21-AUG-13	Finding:	3.4
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	370.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	21-AUG-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	21-AUG-13	Finding:	5.3
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	02-JUL-13	Finding:	7.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	02-JUL-13	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	10-APR-13	Finding:	3.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

Dlr:	1.e-002		
Sample date:	10-APR-13	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	16-JAN-13	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	16-JAN-13	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-OCT-12	Finding:	66.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-OCT-12	Finding:	15000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	29-AUG-12	Finding:	67.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	29-AUG-12	Finding:	360.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	07-AUG-12	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-JUL-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	04-APR-12	Finding:	9.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	04-APR-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	04-APR-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-JAN-12	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-JAN-12	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dlr:	1.e-002		
Sample date:	11-JAN-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

23
West
1/2 - 1 Mile
Lower | **FRDS PWS** | **CA3610029**

Epa region:	09	State:	CA
Pwsid:	CA3610029	Pwsname:	MONTE VISTA CWD
Cityserved:	Not Reported	Stateserved:	CA
Zipserved:	Not Reported	Fipscounty:	06071
Status:	Active	Retpopsrvd:	52488
Pwssvcconn:	11907	Psource longname:	Purch_surface_water
Pwstype:	CWS	Owner:	Local_Govt
Contact:	KINSEY, MARK	Contactorgname:	KINSEY, MARK
Contactphone:	909-624-0035	Contactaddress1:	P.O. BOX 71
Contactaddress2:	Not Reported	Contactcity:	MONTCLAIR
Contactstate:	CA	Contactzip:	91763
Pwsactivitycode:	A		

Pwsid:	CA3610029	Facid:	28
Facname:	WELL 26 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	29
Facname:	WELL 27 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	35
Facname:	WELL 28 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, pre	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4161
Facname:	WELL 26 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4174
Facname:	WELL 27 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4175
Facname:	WELL 28 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, pre	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4176
Facname:	ASR WELL 33 IX - EFFLUENT	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	chloramines	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4176
Facname:	ASR WELL 33 IX - EFFLUENT	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Factypecode:	TP

Pwsid:	CA3610029	Facid:	4177
Facname:	ASR WELL 33 IX - BLENDED	Factype:	Treatment_plant

Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Factypecode:	TP
Pwsid:	CA3610029	Facid:	4177
Facname:	ASR WELL 33 IX - BLENDED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	rapid mix	Factypecode:	TP
Pwsid:	CA3610029	Facid:	4178
Facname:	BENSON AVENUE BLEND - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	organics removal	Trtprocess:	rapid mix
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	4178
Facname:	BENSON AVENUE BLEND - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	inorganics removal	Trtprocess:	rapid mix
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	4179
Facname:	RAMONA AVENUE BLEND - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	organics removal	Trtprocess:	rapid mix
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	4179
Facname:	RAMONA AVENUE BLEND - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	inorganics removal	Trtprocess:	rapid mix
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	45306
Facname:	ASR WELL 04 - TREATED (CL2)		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	disinfection	Trtprocess:	hypochlorination, post
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	45307
Facname:	ASR WELL 30 - TREATED (CL2)		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	disinfection	Trtprocess:	hypochlorination, post
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	45308
Facname:	ASR WELL 32 - TREATED (CL2)		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	disinfection	Trtprocess:	hypochlorination, post
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	45309
Facname:	WELL 05 - TREATED (CL2 PO4)		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	disinfection	Trtprocess:	hypochlorination, post
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	45309
Facname:	WELL 05 - TREATED (CL2 PO4)		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	corrosion control	Trtprocess:	inhibitor, orthophosphate
Factypecode:	TP		

Pwsid:	CA3610029	Facid:	45310
Facname:	WELL 31 - TREATED (CL2)	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	45310
Facname:	WELL 31 - TREATED (CL2)	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	chloramines	Factypecode:	TP

Pwsid:	CA3610029	Facid:	53945
Facname:	WELL 34 - TREATED (CL2)	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP

Pwsid:	CA3610029	Facid:	53945
Facname:	WELL 34 - TREATED (CL2)	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	chloramines	Factypecode:	TP

Pwsid:	CA3610029	Facid:	6099
Facname:	PLANT NO. 17 BLENDED WATER - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	corrosion control	Trtprocess:	inhibitor, orthophosphate
Factypecode:	TP		

Pwsid:	CA3610029	Facid:	6099
Facname:	PLANT NO. 17 BLENDED WATER - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	inorganics removal	Trtprocess:	rapid mix
Factypecode:	TP		

Pwsid:	CA3610029	Facid:	6100
Facname:	PLAN NO. 4 BLENDED WATER - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	inorganics removal	Trtprocess:	rapid mix
Factypecode:	TP		

Pwsid:	CA3610029	Facid:	CA3610029035
Facname:	WELL 28 - TREATED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, pre	Factypecode:	TP

Pwsid:	CA3610029	Facid:	CA3610029041
Facname:	ASR WELL 33 IX - EFFLUENT	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Factypecode:	TP

Pwsid:	CA3610029	Facid:	CA3610029042
Facname:	ASR WELL 33 IX - BLENDED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Factypecode:	TP

Pwsid:	CA3610029	Facid:	CA3610029042
Facname:	ASR WELL 33 IX - BLENDED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	rapid mix	Factypecode:	TP

Pwsid:	CA3610029	Facid:	CA3610029043
Facname:	BENSON AVENUE BLEND - TREATED		
Factype:	Treatment_plant	Facactivitycode:	A
Trtobjective:	inorganics removal	Trtprocess:	rapid mix

Factypecode:	TP		
PWS ID:	CA3610029	PWS name:	MONTE VISTA CWD
Address:	Not Reported	Care of:	Not Reported
City:	MONTCLAIR	State:	CA
Zip:	91763	Owner:	MONTE VISTA CWD
Source code:	Purchases surface water	Population:	45000
PWS ID:	CA3610029	PWS type:	Not Reported
PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported
PWS zip:	Not Reported	County:	SAN BERNARDINO
Source:	Purchases surface water	Treatment Objective:	DISINFECTION
Process:	CHLORAMINES	Population:	45000
PWS ID:	CA3610029	Activity status:	Active
Date system activated:	7706	Date system deactivated:	Not Reported
Retail population:	00042500	System name:	MONTE VISTA WATER DISTRICT
System address:	Not Reported	System address:	PO BOX 71
System city:	MONTCLAIR	System state:	CA
System zip:	91763		
County FIPS:	Not Reported	City served:	MONTCLAIR
County FIPS:	071	City served:	MONTCLAIR
Population served:	10,001 - 50,000 Persons	Treatment:	Mixed (treated and untreated)
Latitude:	340436	Longitude:	1174106
Violation id:	1	Orig code:	S
State:	CA	Violation Year:	2013
Contamination code:	3014	Contamination Name:	E. COLI
Violation code:	34	Violation name:	Monitoring, Source Water (GWR)
Rule code:	140	Rule name:	GWR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2013
Cmp edt:	06/30/2013		
Violation ID:	1	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	08/12/2013
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	1	Orig Code:	S
Enforcemnt FY:	2013	Enforcement Action:	09/18/2013
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

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1G
NNW
1/8 - 1/4 Mile
Lower

Site ID:	083601797T
Groundwater Flow:	S
Shallow Water Depth:	300
Deep Water Depth:	400
Average Water Depth:	Not Reported
Date:	04/11/1996

AQUIFLOW **50135**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91762	19	0

Federal EPA Radon Zone for SAN BERNARDINO 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 Zip Code: 91762

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Ontario- Watermarke
1028 4th Street
ONTARIO, CA 91762

Inquiry Number: 7036647.5
June 29, 2022

The EDR-City Directory Abstract

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

Environmental Data Resources Inc

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2017	Cole Information Services	X	X	X	-
2014	Cole Information Services	X	X	X	-
2009	Cole Information Services	X	X	X	-
2008	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Cole Information Services	-	X	X	-
2003	Haines & Co Publishers	-	X	X	-
	Haines & Co Publishers	X	X	X	-
2002	Cole Information Services	-	-	-	-
1999	Cole Information Services	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1996	GTE	-	-	-	-
1995	GTE Directories	-	X	X	-
	GTE Directories	X	X	X	-
1994	Cole Information Services	X	X	X	-
1991	GTE California Incorporated	-	-	-	-
1990	GTE	-	X	X	-
	GTE	X	X	X	-
1985	GTE	-	X	X	-
	GTE	X	X	X	-
1981	General Telephone Company of California	-	-	-	-
1980	GTE General Telephone Company of California	-	X	X	-
	GTE General Telephone Company of California	X	X	X	-
1975	GTE Directories	-	X	X	-
	GTE Directories	X	X	X	-
1970	General Telephone Company of California	-	X	X	-
	General Telephone Company of California	X	X	X	-
1965	GTE	-	-	-	-
1964	Luskey Brothers & Co	-	X	X	-
1961	Luskey Brothers& Co Publishers	-	-	-	-
1960	General Telephone Company Publishers	-	X	X	-
1956	General Telephone Company Publishers	-	X	X	-
1955	Luskey Brothers Co Publishers	-	-	-	-
1951	Los Angeles Directory Co Publishers	-	-	-	-
1950	The Pacific Telephone and Telegraph Co	-	-	-	-
1949	San Bernardino Directory Co. Publishers	-	-	-	-
1946	Los Angeles Directory Company Publishers	-	-	-	-
1945	Southern Califronia Telephone Company	-	-	-	-
1942	San Bernardino Directory Co Publisher	-	-	-	-
1941	Associated Telephone Company Limited	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Co.	-	-	-	-
1936	San Bernardino Directory Co Publisher	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	San Bernardino Directory Co Publisher	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1926	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Company	-	-	-	-
1922	R.L. Polk & Co Publishers	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1028 4th Street
ONTARIO, CA 91762

FINDINGS DETAIL

Target Property research detail.

4TH ST E

959 4TH ST E

Year	*Uses*	*Source*
1970	n ARTS TEXACO	General Telephone Company of California

4TH ST W

1028 4TH ST W

Year	*Uses*	*Source*
2003	XXXX	Haines & Co Publishers

W 4TH ONT

1028 W 4TH ONT

Year	*Uses*	*Source*
1975	Merki John Ontario Plaza Shoe Repair	GTE Directories

W 4TH ST

1028 W 4TH ST

Year	*Uses*	*Source*
2017	B & F ROD & REEL	Cole Information Services
2014	B & F ROD & REEL	Cole Information Services
2009	B & F ROD & REEL	Cole Information Services
2008	B & F ROD & REEL	Haines Company, Inc.
	PREFERRED GENERAL	Haines Company, Inc.
1999	PLAZA SHOE SHOP	Cole Information Services
1995	PLAZA SHOE SHOP	GTE Directories

FINDINGS

Year	Uses	Source
1994	PLAZA SHOE SHOP	Cole Information Services
1990	PLAZA SHOE SHOP	GTE
1985	PLAZA SHOE SHOP	GTE
1980	BROSNANS PRO SHOP	GTE General Telephone Company of California
	PLAZA SHOE SHOP	GTE General Telephone Company of California
1975	Emmalies drsmkr	GTE Directories
	Plaza Shoe Shop	GTE Directories
1970	EOSON GAY HRNG AIDS	General Telephone Company of California
	ONTARIO PLZ SHOE REPR	General Telephone Company of California
	PLAZA TAILOR SHOP	General Telephone Company of California

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

1049 N MOUNTAIN AVE

1 1049 N MOUNTAIN AVE

Year	Uses	Source
1990	Video	GTE

1055 N MOUNTAIN AVE

29437 1055 N MOUNTAIN AVE

Year	Uses	Source
1990	Seuylemezian	GTE
	No	GTE

4TH ST E

944 4TH ST E

Year	Uses	Source
1970	LAUFFER DONALD	General Telephone Company of California

950 4TH ST E

Year	Uses	Source
1970	CHILDERS RALPH H	General Telephone Company of California

951 4TH ST E

Year	Uses	Source
1970	1/2 EWING MRS HANNAH	General Telephone Company of California

962 4TH ST E

Year	Uses	Source
1970	BRIGGS	General Telephone Company of California

966 4TH ST E

Year	Uses	Source
1970	JONES PATRICK	General Telephone Company of California

FINDINGS

1003 4TH ST E

Year	Uses	Source
1970	n DAVES USED FURNITURE	General Telephone Company of California

1006 4TH ST E

Year	Uses	Source
1970	EMERSON J	General Telephone Company of California

1009 4TH ST E

Year	Uses	Source
1970	SHAFFER J D	General Telephone Company of California

1012 4TH ST E

Year	Uses	Source
1970	LEEPER J E	General Telephone Company of California

1018 4TH ST E

Year	Uses	Source
1970	PARKER R M	General Telephone Company of California

1024 4TH ST E

Year	Uses	Source
1970	n ALL STATE FROSTY	General Telephone Company of California

1032 4TH ST E

Year	Uses	Source
1970	FARMERS INS GROUP	General Telephone Company of California

1034 4TH ST E

Year	Uses	Source
1970	RED VEST REALTY	General Telephone Company of California

1038 4TH ST E

Year	Uses	Source
1970	PATS CLEANERS	General Telephone Company of California

1042 4TH ST E

Year	Uses	Source
1970	o GERRYS HAIR FASHION	General Telephone Company of California

FINDINGS

1044 4TH ST E

Year	*Uses*	*Source*
1970	THE SPINNING WHEEL	General Telephone Company of California

1046 4TH ST E

Year	*Uses*	*Source*
1970	DIB 8 LE P H TV	General Telephone Company of California

1050 4TH ST E

Year	*Uses*	*Source*
1970	FLAMINGO THE	General Telephone Company of California

1054 4TH ST E

Year	*Uses*	*Source*
1970	DLITTLE BILLS RESTRNT	General Telephone Company of California

1066 4TH ST E

Year	*Uses*	*Source*
1970	GULF OIL SVC ST	General Telephone Company of California

1107 4TH ST E

Year	*Uses*	*Source*
1970	HASWELL WM CECIL	General Telephone Company of California

1111 4TH ST E

Year	*Uses*	*Source*
1970	APARTMENT B REED ANGELINE	General Telephone Company of California

1115 4TH ST E

Year	*Uses*	*Source*
1970	BARTON R T	General Telephone Company of California

1119 4TH ST E

Year	*Uses*	*Source*
1970	HOWELL DAVE	General Telephone Company of California

FINDINGS

4TH ST W

944 4TH ST W

Year	Uses	Source
2003	SKIDMORE Richard	Haines & Co Publishers
	SKIDMORE Sally	Haines & Co Publishers

949 4TH ST W

Year	Uses	Source
2003	REDMON Steve	Haines & Co Publishers

950 4TH ST W

Year	Uses	Source
2003	JAMES Ruth	Haines & Co Publishers

952 4TH ST W

Year	Uses	Source
2003	BURNS Anthony	Haines & Co Publishers

955 4TH ST W

Year	Uses	Source
2003	AMESCUA Andres	Haines & Co Publishers

960 4TH ST W

Year	Uses	Source
2003	HARRIS William J	Haines & Co Publishers

967 4TH ST W

Year	Uses	Source
2003	ARANDA Erika	Haines & Co Publishers

1000 4TH ST W

Year	Uses	Source
2003	MAIL PLUS	Haines & Co Publishers
	FAITH CMTY OF THE INLAND EMPRE	Haines & Co Publishers
	C J DECOR	Haines & Co Publishers

FINDINGS

1006 4TH ST W

Year	Uses	Source
2003	XXXX	Haines & Co Publishers

1010 4TH ST W

Year	Uses	Source
2003	XXXX	Haines & Co Publishers

1026 4TH ST W

Year	Uses	Source
2003	FABRICARE CENTER	Haines & Co Publishers

1030 4TH ST W

Year	Uses	Source
2003	CHRISTIAN SCN CH	Haines & Co Publishers
	FIRST CHURCH CHRIST SCIENTIST	Haines & Co Publishers

1032 4TH ST W

Year	Uses	Source
2003	KIRBY SERVICE CENTER	Haines & Co Publishers
	PREMIUM SUPPLY CO	Haines & Co Publishers

1034 4TH ST W

Year	Uses	Source
2003	JOHNS TV	Haines & Co Publishers

1038 4TH ST W

Year	Uses	Source
2003	BUMSTEAD BICYCLES	Haines & Co Publishers

1040 4TH ST W

Year	Uses	Source
2003	CORKS & CANS LIQUOR	Haines & Co Publishers

1044 4TH ST W

Year	Uses	Source
2003	ONT TRAVEL BUREAU	Haines & Co Publishers

FINDINGS

1046 4TH ST W

Year	Uses	Source
2003	MEDICINE SHOP PHAR	Haines & Co Publishers

1048 4TH ST W

Year	Uses	Source
2003	XXXX	Haines & Co Publishers

1050 4TH ST W

Year	Uses	Source
2003	CASA JIMENEZ NO 7	Haines & Co Publishers

1052 4TH ST W

Year	Uses	Source
2003	XXXX	Haines & Co Publishers

1054 4TH ST W

Year	Uses	Source
2003	UNIQUE SALON	Haines & Co Publishers

1058 4TH ST W

Year	Uses	Source
2003	BONA REAL ESTATE NO 1	Haines & Co Publishers
	UNO MORTGAGE	Haines & Co Publishers

1060 4TH ST W

Year	Uses	Source
2003	VIDEO STAR	Haines & Co Publishers

1130 4TH ST W

Year	Uses	Source
2003	TERRACE VIEW APTS	Haines & Co Publishers
	APOLINARIO Narciso	Haines & Co Publishers
	ARIAS Victor	Haines & Co Publishers
	CRUZ Rogelio	Haines & Co Publishers
	GORDON Sylvia	Haines & Co Publishers
	HANKINS Vangerald	Haines & Co Publishers
	JETER Arlene	Haines & Co Publishers

FINDINGS

Year	Uses	Source
2003	KEY Unya	Haines & Co Publishers
	MALDONADO Samuel	Haines & Co Publishers
	MARTINEZ Juan	Haines & Co Publishers
	NAVA G	Haines & Co Publishers
	NUNEZ Gonzalez Jose	Haines & Co Publishers
	OLIVA Rita	Haines & Co Publishers
	RICO Rosa	Haines & Co Publishers
	RICO Tomas	Haines & Co Publishers
	SOTO Bustos D	Haines & Co Publishers
	STEWART Jasmine	Haines & Co Publishers
	TAYLOR Deborah	Haines & Co Publishers
	TAYLOR Kevin L	Haines & Co Publishers
	TERRACE VIEW APARTMENTS	Haines & Co Publishers
	WILLIAMS Pal	Haines & Co Publishers
	YEBRA Santos	Haines & Co Publishers
	YOUNG Gabriel	Haines & Co Publishers

HARVARD PL

956 HARVARD PL

Year	Uses	Source
1970	FAGAN LAWRENCE W	General Telephone Company of California

963 HARVARD PL

Year	Uses	Source
1970	ODOM R	General Telephone Company of California

967 HARVARD PL

Year	Uses	Source
1970	JASBINSEK JOHN	General Telephone Company of California

968 HARVARD PL

Year	Uses	Source
1970	MATHIS 0 H	General Telephone Company of California

FINDINGS

HARVARD PL WM ST

956 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	HARRIS Michael	Haines & Co Publishers

957 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	RIOS Evaristo	Haines & Co Publishers
	HERNANDEZ Leticia	Haines & Co Publishers

962 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	MANSKER Donald	Haines & Co Publishers

963 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	ODOM S	Haines & Co Publishers

967 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	JASBINSEK John	Haines & Co Publishers

968 HARVARD PL WM ST

Year	*Uses*	*Source*
2003	MATHIS Bruce	Haines & Co Publishers

N MOUNTAIN

1025 N MOUNTAIN

Year	*Uses*	*Source*
1990	Bank Inventory Disposal Systems	GTE

N MOUNTAIN AVE

1000 N MOUNTAIN AVE

Year	*Uses*	*Source*
2008	WELLS FRGO INSIDE ALBERTSONS	Haines Company, Inc.
	ALBERTSON S SAVON	Haines Company, Inc.

FINDINGS

1002 N MOUNTAIN AVE

Year	Uses	Source
1990	Studio Hair Design	GTE
1985	STUDIO HAIR DESIGN	GTE
1975	BON MARCHE COIFFURES	GTE Directories
1970	BON MARCHE COIFFURES	General Telephone Company of California

1004 N MOUNTAIN AVE

Year	Uses	Source
1990	West Ends	GTE
1985	RTO RENTS	GTE
1975	GORDONS JEWELERS	GTE Directories
1970	n GORDONS JEWELERS	General Telephone Company of California
1964	Gordons Quality Jewelers	Luskey Brothers & Co

1005 N MOUNTAIN AVE

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

1006 N MOUNTAIN AVE

Year	Uses	Source
1995	ONTARIO BEAUTY SUPPLY	GTE Directories
1990	Ontario	GTE
	Tancredi Business Computer Center	GTE
	RADIO Consumer Electronics Stores	GTE
	Ontario	GTE
1985	RADIO SHACK	GTE
1980	RADIO SHACK	GTE General Telephone Company of California
1975	RADIO SHACK A TANDY CORPORATION COMPANY	GTE Directories
	Ontario	GTE Directories
1970	a STAG SHOP THE	General Telephone Company of California
1964	House of Lords	Luskey Brothers & Co

FINDINGS

1008 N MOUNTAIN AVE

Year	Uses	Source
2008	ONTARIO BEAUTY SUPPLY & SALON	Haines Company, Inc.

1010 N MOUNTAIN AVE

Year	Uses	Source
2008	ONTARIO BAKERY	Haines Company, Inc.
1995	ROUND TABLE PIZZA	GTE Directories
1990	i Delivery Only	GTE
	Round Table Pizza	GTE
1985	ROUND TABLE PIZZA	GTE
1975	BEVERLYS ARTS & CRAFTS	GTE Directories
1970	n BEVERLYS ARTS/CRAFTS	General Telephone Company of California

1011 N MOUNTAIN AVE

Year	Uses	Source
1964	Gudes Barnetts Shoe Store	Luskey Brothers & Co
	Gudes Barnetts Barber Shop	Luskey Brothers & Co

1012 N MOUNTAIN AVE

Year	Uses	Source
1990	Federal Express Package Pick Up & Information	GTE
	Ontario	GTE
1985	FOX PHOTO	GTE
1980	FOX PHOTO	GTE General Telephone Company of California
1975	FOX PHOTO	GTE Directories
1970	n FILMLAB INC	General Telephone Company of California

1014 N MOUNTAIN AVE

Year	Uses	Source
1995	BARGAIN EXPRESS	GTE Directories
1990	Image Sports	GTE
1985	THE FRLS BBY NWS STR	GTE
1980	CHRISMANS BABY NEWS	GTE General Telephone Company of California

Year	Uses	Source
1975	BABY NEWS ARNOLDS	GTE Directories
	ARNOLDS f ABY NEWS	GTE Directories
1970	DARNOLDS BABY NEWS	General Telephone Company of California

1018 N MOUNTAIN AVE

Year	Uses	Source
1995	CASA JIMENEZ NO	GTE Directories
1990	Bayou Cajun Cafe	GTE
1985	a LINDSAYS GOLD COIN	GTE
1980	+GOLD COIN RESTAURANT	GTE General Telephone Company of California
1975	Coffee Shop	GTE Directories
	THRIFTY DRUG STORES CO INC	GTE Directories
1970	DTHRFTY DRG COFFEE SP	General Telephone Company of California
1964	Christys Restaurant	Luskey Brothers & Co

1020 N MOUNTAIN AVE

Year	Uses	Source
2008	ROUND TABLE PIZZA	Haines Company, Inc.

1024 N MOUNTAIN AVE

Year	Uses	Source
1995	CLOTH WORLD	GTE Directories
1990	Ontario	GTE
	Cloth World	GTE
1985	CLOTH WORLD	GTE
1980	CLOTH WORLD	GTE General Telephone Company of California
1975	Cloth World	GTE Directories
1970	n WOOLWORTH F W / CO	General Telephone Company of California
1964	Woolw orth FW Co	Luskey Brothers & Co

1025 N MOUNTAIN AVE

Year	Uses	Source
2017	MOUNTAIN MOTORSPORTS	Cole Information Services

FINDINGS

Year	Uses	Source
2014	SUZUKI MOTORCYCLESMOUNTAIN MOTOR SP	Cole Information Services
	COLIN PACKER	Cole Information Services
2009	HONSU INC	Cole Information Services
	MOUNTAIN MOTOR SPORTS	Cole Information Services
2008	MOUNTAIN MOTOR SPORTS	Haines Company, Inc.
	POLARIS MOUNTAIN MOTOR SPORTS	Haines Company, Inc.
2004	UNIQUE COLLISION CTR	Cole Information Services
	MOUNTAIN MOTORSPORTS	Cole Information Services
1999	HONDA SUZUKI MOTORCYCLES OF POMONA	Cole Information Services
	BUDGET AUTO REPAIR	Cole Information Services
	UNIQUE AUTO BODY & SERVICE	Cole Information Services
	J & R AUTO BODY	Cole Information Services
	FAMILY AUTO SALES	Cole Information Services
	SUZUKI MOTORCYCLES MOUNTAIN MOTOR SPORTS	Cole Information Services
	HONDA MOTORCYCLES MOUNTAIN MOTOR SPORTS	Cole Information Services
	MOUNTAIN MOTOR SPORTS	Cole Information Services
	RANCHO AUTOMOTIVE & COLLISION	Cole Information Services
1995	UNIQUE AUTO BODY & SVC	GTE Directories
	BUDGET AUTO REPAIR	GTE Directories
	v Shah Samad	GTE Directories
	MOUNTAIN MOTOR SPORTS	GTE Directories
	OZ CUSTOM DETAILING SHOP	GTE Directories
1994	FOURTH STREET UPHOLSTERY	Cole Information Services
	UNIQUE AUTO BODY & SVC	Cole Information Services
	BUDGET AUTO REPAIR	Cole Information Services
	MOUNTAIN DEVELOPMENT	Cole Information Services
	OZ CUSTOM DETAILING SHOP	Cole Information Services
	SHOWTIME AUTO & BODY SHOP	Cole Information Services
1990	Bank Inventory Disposal Systems	GTE
	Metro Collision	GTE

Year	Uses	Source
1985	ONTARIO DATSUN INC	GTE
1980	ONTARIO DATSUN INC	GTE General Telephone Company of California
	ONT DATSUN RECREATNL	GTE General Telephone Company of California
1975	MASTER AUTO & TRUCK LEASING	GTE Directories
	ONTARIO DATSUN INC	GTE Directories

1030 N MOUNTAIN AVE

Year	Uses	Source
2008	ABC LOGISTICS	Haines Company, Inc.
	C & D AMERICAN CONSTRUCTION	Haines Company, Inc.
	STONE ACOUSTICS & DRYWALL	Haines Company, Inc.
	UPS STORE THE	Haines Company, Inc.

1031 N MOUNTAIN AVE

Year	Uses	Source
2014	KIM DAVIS	Cole Information Services
1956	Nelson R L	General Telephone Company Publishers
	Nelson R L	General Telephone Company Publishers

1032 N MOUNTAIN AVE

Year	Uses	Source
1999	ONTARIO BAKERY	Cole Information Services
1995	ONTARIO BAKERY	GTE Directories
1994	ONTARIO BAKERY	Cole Information Services
1990	ONTARIO BAKERY	GTE
1985	ONTARIO BAKERY	GTE
1980	ONTARIO BAKERY	GTE General Telephone Company of California
1970	n ONTARIO BAKERY	General Telephone Company of California
1964	Ontario Bakery	Luskey Brothers & Co

1036 N MOUNTAIN AVE

Year	Uses	Source
2014	FANTASTIC SAMS	Cole Information Services
2008	XXXX	Haines Company, Inc.

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	GARVEY, M J	Cole Information Services

1040 N MOUNTAIN AVE

Year	Uses	Source
2017	LA REAL MICHOACANA LLC	Cole Information Services
2008	XXXX	Haines Company, Inc.
2004	FAITH CMNTY OF INLAND EMPIRE	Cole Information Services
	SLIM & TONE	Cole Information Services
1999	HOUSE OF FABRICS ONTARIO	Cole Information Services
	FAITH COMMUNITY OF THE INLAND EMPIRE	Cole Information Services
	HOUSE OF FABRICS RANCHO CUCAMONGA	Cole Information Services
1995	HOUSE OF FABRICS	GTE Directories
	HOUSE OF FABRICS	GTE Directories
1994	HOUSE OF FABRICS INC	Cole Information Services
	HOUSE OF FABRICS	Cole Information Services
	FAITH COMMUNITY OF THE INLAND	Cole Information Services
1990	Ontario	GTE
	House Of Fabrics	GTE
	Faith Community Of The Inland Empire	GTE
1980	+VAN DE KAMPS BAKERY	GTE General Telephone Company of California
	MARKET BASKET	GTE General Telephone Company of California
1975	Market Basket mkts	GTE Directories
1970	n MARKET BASKET	General Telephone Company of California
1964	Brookdale Ice Cream Store	Luskey Brothers & Co
	Market Basket	Luskey Brothers & Co
	Van de Kamps Bakery	Luskey Brothers & Co

1042 N MOUNTAIN AVE

Year	Uses	Source
2008	OMEGA PROTECTIVE SERVICES	Haines Company, Inc.

FINDINGS

1047 N MOUNTAIN AVE

Year	*Uses*	*Source*
2017	TAQUERIA COTIJA	Cole Information Services
	ONTARIO CENTER	Cole Information Services
2014	TAQUERIA COTIJA	Cole Information Services
	ONTARIO CENTER	Cole Information Services
2009	TAQUERIA COTIJA	Cole Information Services
2008	ONTARIO CENTER	Haines Company, Inc.
	TAQUERIA COTIJA	Haines Company, Inc.
2004	ONTARIO CTR	Cole Information Services
	TAQUERIA COTIIA	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1999	ONTARIO CENTER	Cole Information Services
1995	ONTARIO CENTER	GTE Directories
1994	DOUBLE OR NOTHIN PIZZA	Cole Information Services
	ONT CENTER	Cole Information Services
1990	Ontario Center	GTE

1048 N MOUNTAIN AVE

Year	*Uses*	*Source*
1994	SMELTVER, JERI	Cole Information Services

1049 N MOUNTAIN AVE

Year	*Uses*	*Source*
2017	CHECK N GO	Cole Information Services
2014	CHECK & GO	Cole Information Services
	CHECK N GO	Cole Information Services
2008	CHECK & GO	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	CHECK & GO	Cole Information Services
	CHACHAS HAIR SALON	Cole Information Services
1995	CHACHA S HAIR SALON	GTE Directories

FINDINGS

1050 N MOUNTAIN AVE

Year	Uses	Source
2014	RITE AID	Cole Information Services
2009	RITE AID EXPRESS 1 HOUR PHOTO	Cole Information Services
	RITE AID	Cole Information Services
	RITE AID PHARMACY 5600	Cole Information Services
2008	RITEAID PHARMACY	Haines Company, Inc.
	RITEAID EXPRESS 1 HOUR PHOTO	Haines Company, Inc.
1999	WESTERN UN CONTD TO PICK UP OR SEND MNY TRANSFERS	Cole Information Services
	RITE AID PHARMACIES PHARMACY	Cole Information Services
	RITE AID PHARMACIES STORE	Cole Information Services
1995	THRIFTY CORPORATION	GTE Directories
1994	THRIFTY DRUGS PHAR	Cole Information Services
	THRIFTY DRUG STORES	Cole Information Services
1990	THRIFTY	GTE
	Ontario	GTE
1985	THRIFTY DRUG STRS CO	GTE
1980	THRIFTY DRUG STRS CO	GTE General Telephone Company of California
1975	THRIFTY DRUG STORES CO INC	GTE Directories
	Ontario	GTE Directories
1970	n THRIFTY DRUG STRS CO	General Telephone Company of California
1960	Thrifty Drug Stores Co Inc	General Telephone Company Publishers
	Thrifty Drug Stores Co Inc	General Telephone Company Publishers

1051 N MOUNTAIN AVE

Year	Uses	Source
2017	LOURDES CARDOSO DDS INC	Cole Information Services
2014	LOURDES CARDOSO DDS INC	Cole Information Services
2009	LOURDES CARDOSO DDS INC	Cole Information Services
2008	LOURDES CARDOSO DDS INC	Haines Company, Inc.
2004	AJIT PATEL	Cole Information Services
	NAGRA DEVINDERPAL SINGH	Cole Information Services
1999	MEMORY LANE FLORIST	Cole Information Services

Year	Uses	Source
1994	VIP FLOWERS	Cole Information Services
1990	VIP FLOWERS	GTE

1055 N MOUNTAIN AVE

Year	Uses	Source
2014	7ELEVEN	Cole Information Services
2009	7 ELEVEN	Cole Information Services
2008	SEVEN 11 FOOD NO 29437	Haines Company, Inc.
	CARDTRONICS	Haines Company, Inc.
2004	7 ELEVEN INC	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1999	7 ELEVEN FOOD STORES	Cole Information Services
1995	7 ELEVEN NO	GTE Directories
1994	7 ELEVEN FOOD STORE	Cole Information Services
1985	JACK S MOBILE	GTE
	BOB S AUTO REPAIR	GTE
1980	LONNIES PLAZA SERVCE	GTE General Telephone Company of California
	VINCES TEXACO	GTE General Telephone Company of California
1975	OWENS BOBBY L TEXACO	GTE Directories
1970	DHEDLINS TEXACO SVC	General Telephone Company of California
1964	Medlin Texaco Service Station	Luskey Brothers & Co

1060 N MOUNTAIN AVE

Year	Uses	Source
2014	AUTOZONE	Cole Information Services
2009	AUTOZONE	Cole Information Services
	AUTOZONE 3328	Cole Information Services
2008	AUTOZONE	Haines Company, Inc.
2004	AUTOZONE	Cole Information Services
1999	CHIEF AUTO PARTS	Cole Information Services

FINDINGS

1070 N MOUNTAIN AVE

Year	Uses	Source
2014	CHASE BANK	Cole Information Services
	CHASE	Cole Information Services
2009	BLOCKBUSTER VIDEO	Cole Information Services
2008	BLOCKBUSTER VIDEO	Haines Company, Inc.
	DIRECT TV	Haines Company, Inc.
	DIRECT ACCESS TV	Haines Company, Inc.
2004	BLOCKBUSTER VIDEO	Cole Information Services

1080 N MOUNTAIN AVE

Year	Uses	Source
1994	CALDERON, IVAN	Cole Information Services

1088 N MOUNTAIN AVE

Year	Uses	Source
1994	HATCH, F	Cole Information Services

1094 N MOUNTAIN AVE

Year	Uses	Source
1994	MILNE, MATTHEW	Cole Information Services

1096 N MOUNTAIN AVE

Year	Uses	Source
1994	RODRIGUEZ, CECILIA	Cole Information Services

1105 N MOUNTAIN AVE

Year	Uses	Source
2017	THE BOWL ASIAN CUSINE	Cole Information Services
2014	THE BOWL ASIAN CUSINE	Cole Information Services
2009	SUPER BOWL THAI CAFE	Cole Information Services
2008	SUPER BOWL THAI CAFE	Haines Company, Inc.
2004	SUPER BOWL THAI CAFE	Cole Information Services
	WENDYS 39	Cole Information Services
1999	BAKERS BURGER	Cole Information Services
1994	WENDYS	Cole Information Services

Year	Uses	Source
1990	Wendys Old Fashion Hamburgers	GTE
1985	WENDY S OLD FASHION	GTE
1980	+WENDY S OLD FASHION	GTE General Telephone Company of California
1970	PLAZA CHEVRN SV	General Telephone Company of California
1964	Plaza Chevron Service	Luskey Brothers & Co

1113 N MOUNTAIN AVE

Year	Uses	Source
1995	ONT PLZ CLNRS/ LNDRY	GTE Directories

1117 N MOUNTAIN AVE

Year	Uses	Source
2017	PIZZA HUT	Cole Information Services
2014	PIZZA HUT	Cole Information Services
2009	PIZZA HUT	Cole Information Services
2008	PIZZA HUT	Haines Company, Inc.
2004	PIZZA HUT INC	Cole Information Services
1999	PIZZA HUT	Cole Information Services
1995	PIZZA HUT	GTE Directories
1994	PIZZA HUT	Cole Information Services
1990	Ontario	GTE
	Winchells	GTE
1985	WINCHELLS DONUT HSE	GTE
1980	WINCHELLS DONUT HSE	GTE General Telephone Company of California
1975	Ontario	GTE Directories
	Winchells	GTE Directories
1970	T WINCHELLS DO NUT HSE	General Telephone Company of California

1118 N MOUNTAIN AVE

Year	Uses	Source
2009	ONTARIO PLAZA CLEANERS & LAUNDRY	Cole Information Services
2008	ONTARIO PLAZA CLEANERS & LAUNDRY	Haines Company, Inc.
2004	ONTARIO PLAZA CLEANERS & LNDRY	Cole Information Services

Year	Uses	Source
1999	ONTARIO PLAZA CLEANERS & LAUNDRY	Cole Information Services
1994	ONTARIO PLAZA CLEANERS	Cole Information Services
1990	ONTARIO PLAZA CLEANERS & LAUNDRV	GTE
1985	ONT PLZ CLNRS/LNDRY	GTE
1980	ONT PLZ CLNRS/LNORY	GTE General Telephone Company of California
1975	ONTARIO PLAZA LAUNDRY & CLEANERS	GTE Directories
1970	n ONT PLAZA LNDRY/CLNR	General Telephone Company of California
1960	Ontario Plaza Laundramatic & Dry Cleaners	General Telephone Company Publishers
	Ontario Plaza Laundramatic & Dry Cleaners	General Telephone Company Publishers

1119 N MOUNTAIN AVE

Year	Uses	Source
2017	TACOS MISTER PONCHO	Cole Information Services
2014	LAS PALMAS TAQUERIA	Cole Information Services
2008	SENOR BAJA	Haines Company, Inc.
2004	LA FONDA MEXICAN GRILL	Cole Information Services
	Z WASHBURN	Cole Information Services
1995	CASA CHILANGA	GTE Directories
1994	LA MEXICAN TAQUERIA	Cole Information Services
1980	+CECILS PICCOLINO PZ	GTE General Telephone Company of California
1970	n MARIAS PIZZ	General Telephone Company of California

1121 N MOUNTAIN AVE

Year	Uses	Source
2009	MOUNTAIN VIEW LAUNDRY	Cole Information Services
	VALLEY HI TRADING	Cole Information Services
2008	VALLEY HI TRADING INC	Haines Company, Inc.
1999	LAUNDROMAT	Cole Information Services
1990	D & J Griffin	GTE
1985	0D & J GRIFFIN	GTE

FINDINGS

1123 N MOUNTAIN AVE

Year	Uses	Source
2014	AAA CHECK CASHING	Cole Information Services
2008	AAA CHECK CASHING	Haines Company, Inc.
2004	DANIEL MILLER	Cole Information Services
	PERSONAL CASH ADVANCE	Cole Information Services
	MAMMOTH RESTORATION SERVICES	Cole Information Services
	AAA INTL SERVICES	Cole Information Services
	MLA ONTARIO	Cole Information Services
	ALBERTA BROOKS	Cole Information Services
1999	WESTERN UN CONTD TO PICK UP OR SEND MNY TRANSFERS	Cole Information Services
	AAA CHECK CASHING	Cole Information Services
1995	AAA CHECK CASHING	GTE Directories
1994	WESTERN UNION	Cole Information Services
	AAA CHECK CASHING	Cole Information Services
1990	Hot Titles Video	GTE
1985	HIDE A WAY LOUNGE	GTE
1980	HIDE A WAY LOUNGE	GTE General Telephone Company of California
1975	Hide A Way Lounge	GTE Directories
1970	DHIDE A WAY LOUNGE	General Telephone Company of California

1125 N MOUNTAIN AVE

Year	Uses	Source
2014	AA CELLULAR & ACCESSORIES	Cole Information Services
2008	AA CELLULAR AND ACCESSORIES	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	PRIORITY CELLULAR & PAGING	Cole Information Services
1999	COLLECTIBLE IMAGES	Cole Information Services
1994	PHOTO AMERICA	Cole Information Services
1990	Kij Edward A	GTE
	FARMERS INSURANCE GROUP Contd Agents Contd Cucamonsa	GTE
	Kij Edward A	GTE

Year	Uses	Source
1985	ROYAL COACH	GTE
1980	ROYAL COACH	GTE General Telephone Company of California
1975	Royal Coach tavrn	GTE Directories
1970	ROYAL COACH	General Telephone Company of California

1126 N MOUNTAIN AVE

Year	Uses	Source
2017	SABRINA LONG	Cole Information Services
	MONIQUE TAYLOR	Cole Information Services
	ANGEL GUERRERO	Cole Information Services
	MONICA RENDON	Cole Information Services
	UNITED STATES POSTAL SERVICEUSPS	Cole Information Services
2014	US POSTAL SERVICE PLAZA CENTER	Cole Information Services
2004	IN THE BAG	Cole Information Services
1975	Plaza Stn	GTE Directories
	UNITED STATES GOVERNMENT Contd POSTAL SERVICE For Zip Code Maps See Yellow Pages For Additional Zip Code Information Call The Main Post Office For Your Community	GTE Directories
1970	n USG POST OFFICES	General Telephone Company of California

1127 N MOUNTAIN AVE

Year	Uses	Source
2017	ONE HOUR NAIL	Cole Information Services
2014	ONE HOUR NAIL	Cole Information Services
2009	ONE HOUR NAIL	Cole Information Services
2008	ONE HOUR NAIL	Haines Company, Inc.
2004	ONE HOUR NAIL	Cole Information Services
1999	ONE HOUR NAIL	Cole Information Services
1995	ONE HOUR NAIL	GTE Directories
1994	ONE HOUR NAIL	Cole Information Services
1990	Hair Dynasty	GTE
1964	KATHLEENS BRIDAL SALON Kathleen Romano	Luskey Brothers & Co

Year	Uses	Source
1964	Kathleens Bridal Salon	Luskey Brothers & Co

1129 N MOUNTAIN AVE

Year	Uses	Source
2017	JASMINE CLEANERS	Cole Information Services
2014	JASMINE CLEANERS	Cole Information Services
2009	JASMINE CLEANERS	Cole Information Services
2008	JASMINE CLEANERS	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JASMINE CLEANERS	Cole Information Services
1995	JASMINE CLEANERS	GTE Directories
1994	JASMINE CLEANERS	Cole Information Services
1985	MOUNTAIN VIDEO CENTR	GTE
1980	+K G WHEEL GOODS	GTE General Telephone Company of California
1975	HELENS PLACE PRINTING I	GTE Directories
1970	RDSES ART/FRAME SHOP	General Telephone Company of California
1964	DONN ALDOS STUDIOS Florence Flamma	Luskey Brothers & Co

1131 N MOUNTAIN AVE

Year	Uses	Source
2009	3 SISTERS PARTY SUPPLY	Cole Information Services
2008	3 SISTERS PARTY SUPPLY	Haines Company, Inc.
1999	TV DOCTOR THE	Cole Information Services
	INLAND AIDS PROJECT OUTLET	Cole Information Services
1995	H THE T V DOCTOR	GTE Directories
	H THE TV DOCTOR AUDIO	GTE Directories
	Building	GTE Directories
1994	JOES VIDEO & AUDIO REPAIR	Cole Information Services
1990	Joes Video & Audio Repair	GTE
1985	AMATEUR BOWLERS TOUR	GTE
1980	AMOR BRIOALS/FORMALS	GTE General Telephone Company of California
1975	ALFREDS PINK POODLE	GTE Directories
1970	n PINK POODLE	General Telephone Company of California

FINDINGS

1133 N MOUNTAIN AVE

Year	Uses	Source
2008	PRIMA INSURANCE	Haines Company, Inc.
	BIRD SHOPPE	Haines Company, Inc.
2004	ALICIA LOMELIN ESCLNT INSRNC	Cole Information Services
	BIRD SHOPPE	Cole Information Services
	PRIMA INSURANCE SERVICE	Cole Information Services
1999	ANDRAYS BEAUTY SALON	Cole Information Services
	ANND RAYS BEAUTY SALON	Cole Information Services
1995	ANN D RAYS STY SALON	GTE Directories
1994	ANND RAYS BEAUTY SALON	Cole Information Services
1990	Andrays Beauty Salon	GTE
	ANND RAYS BEAUTY SALON	GTE
1985	ANN D RAYS BTY SALON	GTE
1980	ANN 0 RAYS BTY SALON	GTE General Telephone Company of California
1970	n DO ANNES BEAUTY SALON	General Telephone Company of California
1964	D ANNS BEAUTY SALON & GIFT SHOP AJ Biddie	Luskey Brothers & Co
	D ANNS BEAUTY SALON AJ Biddie	Luskey Brothers & Co

1135 N MOUNTAIN AVE

Year	Uses	Source
2017	AIDS PROJECT	Cole Information Services
2014	A L E INSURANCE	Cole Information Services
	AIDS PROJECT	Cole Information Services
2008	A L E INSURANCE	Haines Company, Inc.
	AIDS PROJECT	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	AIDS INLAND PROJECT	Cole Information Services
1994	MOUNTAIN ACUPRESSURE	Cole Information Services
	KIM MYONG CHA	Cole Information Services
	KIM, MYONG C	Cole Information Services
1990	Mountain Acupressure	GTE
1970	n ONTARIO RFRGRTN SVC	General Telephone Company of California

FINDINGS

1137 N MOUNTAIN AVE

Year	Uses	Source
2014	BASKINROBBINS	Cole Information Services
2009	BASKIN ROBBINS ICE CREAM SHOP	Cole Information Services
2008	THIRTY NE BSKN RBBNS ICE CRM	Haines Company, Inc.
	BASKIN ROBBINS 31 FLAVORS	Haines Company, Inc.
2004	BASKIN ROBBINS 31 FLAVORS	Cole Information Services
1999	BASKIN ROBBINS 31 FLAVORS ICE CREAM STORES	Cole Information Services
	THIRTY ONE BASKIN ROBBINS ICE CREAM STORES	Cole Information Services
1995	BASKIN ROBBINS	GTE Directories
1994	BASKIN ROBBINS ICE CREAM	Cole Information Services
1990	Thirty One Baskin Robbins Ice Cream Stores	GTE
	Ontario	GTE
	BASIMN ROBB	GTE
	Ontario	GTE
1985	BASKIN ROBBINS 31 FLV	GTE
1980	BASKIN ROBBINS 31 FLV	GTE General Telephone Company of California
1975	Ontario	GTE Directories
	Thirty One Baskin Robbins Ice Cream Stores	GTE Directories
	Ontario	GTE Directories
	BASKIN ROBBINS	GTE Directories
1970	BASKIN ROBBINS	General Telephone Company of California

1138 N MOUNTAIN AVE

Year	Uses	Source
1990	Moonlight & Roses Florist	GTE
1985	RAINBOW FLORAL CO	GTE

1140 N MOUNTAIN AVE

Year	Uses	Source
2017	L D M ONTARIO	Cole Information Services
2014	L D M ONTARIO	Cole Information Services
1990	Or	GTE

Year	Uses	Source
1990	Armstrong Garden Centers Inc Stores	GTE
1985	OARMSTRONG GRON CNTRS	GTE
1980	ARMSTRONG GRDN CNTRS	GTE General Telephone Company of California
	ARMSTRONG GRDN CNTRS	GTE General Telephone Company of California
	ARMSTRONG GRON CNTRS	GTE General Telephone Company of California
	ARMSTRONG GRON CNTRS	GTE General Telephone Company of California
1975	Gift Shop	GTE Directories
	ARMSTRONG NURSERIES	GTE Directories
	Flowers	GTE Directories
	ARMSTRONG NURSERIES	GTE Directories
	Retail Nursery	GTE Directories
	ARMSTRONG NURSERIES	GTE Directories
1964	Armstrong Nurseries Inc	Luskey Brothers & Co

1141 N MOUNTAIN AVE

Year	Uses	Source
2017	JOANNES CAFE	Cole Information Services
	CHINA PALACE	Cole Information Services
2014	CHINA PALACE	Cole Information Services
	JOANNES CAFE	Cole Information Services
2008	HOME KITCHEN RESTAURANT	Haines Company, Inc.
	CHINA PALACE	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	CHINA PALACE	Cole Information Services
1999	CHINA PALACE	Cole Information Services
	CHINA PALACE	Cole Information Services
1995	CHINA PALACE	GTE Directories
	KIKKA ROYAL SEAFOOD	GTE Directories
1994	CHINA PALACE	Cole Information Services
1990	China Palace	GTE
1985	EDOKKO JAPANESE	GTE

Year	Uses	Source
1980	+THE HOMESTEAD	GTE General Telephone Company of California
1975	House Of Pies The Original	GTE Directories
1970	n RALPH CONNOR CO	General Telephone Company of California
1964	Bissell Fredk G Virginia	Luskey Brothers & Co
1960	Bissell Frederick G	General Telephone Company Publishers
	Bissell Frederick G	General Telephone Company Publishers
1956	Bissell Frederick G	General Telephone Company Publishers
	Bissell Frederick G	General Telephone Company Publishers

1150 N MOUNTAIN AVE

Year	Uses	Source
2014	W GANN	Cole Information Services

1152 N MOUNTAIN AVE

Year	Uses	Source
1994	TAB PUBLISHING	Cole Information Services

1155 N MOUNTAIN AVE

Year	Uses	Source
2017	MOUNTAIN AVENUE ANIMAL HOSPITAL	Cole Information Services
2014	MOUNTAIN AVENUE ANIMAL	Cole Information Services
2009	MOUNTAIN AVENUE ANIMAL HOSPITAL	Cole Information Services
2008	CAREY PAUL DVM	Haines Company, Inc.
	MOUNTAIN AV ANIMAL HSPTL	Haines Company, Inc.
2004	MOUNTAIN AVENUE ANIMAL HSPTL	Cole Information Services
1999	MOUNTAIN AVE ANIMAL HOSP DR CAREY CARES OPEN MON SAT	Cole Information Services
	CAREY PAUL DVM	Cole Information Services
	MOUNTAIN AVENUE ANIMAL HOSPITAL	Cole Information Services
1995	MOUNTAIN AVENUE ANIMAL	GTE Directories
1994	MOUNTAIN AVE ANIMAL HOSPITAL	Cole Information Services
1990	MOUNTAIN AVENUE ANIMAL HOSPITAL	GTE
	Pyles Ivan	GTE
	PYNE RICHARD W NI V B MRCVS DVM	GTE

Year	Uses	Source
1985	MOUNTAIN AVE ANIMAL	GTE
1980	+MOUNTAIN AVE ANIMAL	GTE General Telephone Company of California
1975	MOUNTAIN AVE ANIMAL HOSPITAL	GTE Directories
	Sikkema Ralph P DVM	GTE Directories
	Wagner Steven J DVM	GTE Directories
1970	MTN AVE ANIMAL HOSP	General Telephone Company of California
1964	Mountain Avenue Animal Hospital	Luskey Brothers & Co

N MOUNTAIN VIEW AVE

1118 N MOUNTAIN VIEW AVE

Year	Uses	Source
1964	Ontario Plaza Laundromat& Dry Clnrs	Luskey Brothers & Co

N PALMETTO AVE

1024 N PALMETTO AVE

Year	Uses	Source
1964	Furnivall Linda M	Luskey Brothers & Co
	Hixson Margaret L Mrs	Luskey Brothers & Co

PRINCETON ST

1003 PRINCETON ST

Year	Uses	Source
1970	MICELI FRANK	General Telephone Company of California
	SHAPIRO 0 DANIEL	General Telephone Company of California

1004 PRINCETON ST

Year	Uses	Source
1970	WESTFALL B M	General Telephone Company of California

1007 PRINCETON ST

Year	Uses	Source
1970	GUNTHER JOHN	General Telephone Company of California

FINDINGS

1008 PRINCETON ST

Year	Uses	Source
1970	VOCE P	General Telephone Company of California

1013 PRINCETON ST

Year	Uses	Source
1970	PARKER J	General Telephone Company of California

1014 PRINCETON ST

Year	Uses	Source
1970	FRISOLI	General Telephone Company of California

1017 PRINCETON ST

Year	Uses	Source
1970	LOTT	General Telephone Company of California

1023 PRINCETON ST

Year	Uses	Source
1970	IPPOLITO	General Telephone Company of California

1024 PRINCETON ST

Year	Uses	Source
1970	PISZCZEK ROGER	General Telephone Company of California

1025 PRINCETON ST

Year	Uses	Source
1970	TAYLOR B	General Telephone Company of California

1026 PRINCETON ST

Year	Uses	Source
1970	COLBURN G E	General Telephone Company of California

1029 PRINCETON ST

Year	Uses	Source
1970	DANNENBERG JACK	General Telephone Company of California

1030 PRINCETON ST

Year	Uses	Source
1970	SANORIDGE SANDY	General Telephone Company of California

1031 PRINCETON ST

Year	*Uses*	*Source*
1970	DE BELLIS GRAYDON F	General Telephone Company of California

1037 PRINCETON ST

Year	*Uses*	*Source*
1970	MAHON THOS C	General Telephone Company of California

1038 PRINCETON ST

Year	*Uses*	*Source*
1970	FIGGINS WARD	General Telephone Company of California

1041 PRINCETON ST

Year	*Uses*	*Source*
1970	PHILPOTT W	General Telephone Company of California

1042 PRINCETON ST

Year	*Uses*	*Source*
1970	MC FADOEN E E	General Telephone Company of California

1043 PRINCETON ST

Year	*Uses*	*Source*
1970	DOWELL RALPH E	General Telephone Company of California

1044 PRINCETON ST

Year	*Uses*	*Source*
1970	BOWERS 0 E	General Telephone Company of California

1047 PRINCETON ST

Year	*Uses*	*Source*
1970	WEISENBURGER NORMAN	General Telephone Company of California

1048 PRINCETON ST

Year	*Uses*	*Source*
1970	CURTIS	General Telephone Company of California

1049 PRINCETON ST

Year	*Uses*	*Source*
1970	ADZIGIAN D H	General Telephone Company of California

FINDINGS

1050 PRINCETON ST

Year	Uses	Source
1970	CRAVOTTA JOS	General Telephone Company of California

1053 PRINCETON ST

Year	Uses	Source
1970	THARP ALFRED	General Telephone Company of California

1054 PRINCETON ST

Year	Uses	Source
1970	HARRINGTON E L	General Telephone Company of California
	SKOWRONSKI	General Telephone Company of California

1057 PRINCETON ST

Year	Uses	Source
1970	DOUGLAS A R	General Telephone Company of California

1060 PRINCETON ST

Year	Uses	Source
1970	ROMO E	General Telephone Company of California

1062 PRINCETON ST

Year	Uses	Source
1970	COOKE R L	General Telephone Company of California

1063 PRINCETON ST

Year	Uses	Source
1970	NICCOLA ALLAN	General Telephone Company of California

1064 PRINCETON ST

Year	Uses	Source
1970	NICHOLSON HERSCHEL	General Telephone Company of California

1103 PRINCETON ST

Year	Uses	Source
1970	GOSSE GAIL	General Telephone Company of California

FINDINGS

PRINCETON ST W

1003 PRINCETON ST W

Year	*Uses*	*Source*
2003	PAPA Roger	Haines & Co Publishers

1004 PRINCETON ST W

Year	*Uses*	*Source*
2003	CALDERA Albert	Haines & Co Publishers

1007 PRINCETON ST W

Year	*Uses*	*Source*
2003	RAMIREZ Eleanor	Haines & Co Publishers

1008 PRINCETON ST W

Year	*Uses*	*Source*
2003	EDEY D	Haines & Co Publishers

1013 PRINCETON ST W

Year	*Uses*	*Source*
2003	STEPHEN Joan	Haines & Co Publishers
	JEWETT Raymond R	Haines & Co Publishers

1014 PRINCETON ST W

Year	*Uses*	*Source*
2003	LOWERY Larry	Haines & Co Publishers

1019 PRINCETON ST W

Year	*Uses*	*Source*
2003	CERISARA George	Haines & Co Publishers

1020 PRINCETON ST W

Year	*Uses*	*Source*
2003	VOGEL G	Haines & Co Publishers

1025 PRINCETON ST W

Year	*Uses*	*Source*
2003	MCALLISTER William	Haines & Co Publishers

FINDINGS

1026 PRINCETON ST W

Year	Uses	Source
2003	JOHNSON A	Haines & Co Publishers
	JOHNSON Murray	Haines & Co Publishers

1031 PRINCETON ST W

Year	Uses	Source
2003	MUNOZ Mario	Haines & Co Publishers

1032 PRINCETON ST W

Year	Uses	Source
2003	LEE Mary	Haines & Co Publishers

1037 PRINCETON ST W

Year	Uses	Source
2003	MAHON Wilma	Haines & Co Publishers

1038 PRINCETON ST W

Year	Uses	Source
2003	FIGGINS Ward	Haines & Co Publishers

1043 PRINCETON ST W

Year	Uses	Source
2003	PRICE Ruby	Haines & Co Publishers

1044 PRINCETON ST W

Year	Uses	Source
2003	VEGA Dora	Haines & Co Publishers

1049 PRINCETON ST W

Year	Uses	Source
2003	GARCIA Albert	Haines & Co Publishers

1050 PRINCETON ST W

Year	Uses	Source
2003	WOODWARD Paul	Haines & Co Publishers
	WOODWARD Chris	Haines & Co Publishers

1053 PRINCETON ST W

Year	Uses	Source
2003	VALENCIA Rodrigo	Haines & Co Publishers
	CASTELLON Teresa	Haines & Co Publishers

1054 PRINCETON ST W

Year	Uses	Source
2003	GROSS Cynthia	Haines & Co Publishers

1059 PRINCETON ST W

Year	Uses	Source
2003	NGUYEN Khoi	Haines & Co Publishers

1060 PRINCETON ST W

Year	Uses	Source
2003	KAYSARN Tepmongkol	Haines & Co Publishers

1063 PRINCETON ST W

Year	Uses	Source
2003	LAVE Anthony	Haines & Co Publishers
	GONZALES Jose	Haines & Co Publishers

1064 PRINCETON ST W

Year	Uses	Source
2003	DELGADO Haroldo	Haines & Co Publishers

ROSEWOOD CT

958 ROSEWOOD CT

Year	Uses	Source
1970	FREDRICKS MICHAEL	General Telephone Company of California

963 ROSEWOOD CT

Year	Uses	Source
1970	PANGLE T L	General Telephone Company of California

964 ROSEWOOD CT

Year	Uses	Source
1970	LOPEZ A 9 B	General Telephone Company of California

965 ROSEWOOD CT

Year	Uses	Source
1970	SWEANEY HAROLO	General Telephone Company of California

968 ROSEWOOD CT

Year	Uses	Source
1970	PETERS G SID	General Telephone Company of California

ROSEWOOD CT W

958 ROSEWOOD CT W

Year	Uses	Source
2003	PARKES Lucia	Haines & Co Publishers

964 ROSEWOOD CT W

Year	Uses	Source
2003	CASTANEDA Gonzalo	Haines & Co Publishers

965 ROSEWOOD CT W

Year	Uses	Source
2003	HAWES Kenneth	Haines & Co Publishers

W 4TH

944 W 4TH

Year	Uses	Source
1990	Skidmore Richard & Sally	GTE

1032 W 4TH

Year	Uses	Source
1990	Kirby Service Center	GTE

1038 W 4TH

Year	Uses	Source
1990	Bumstead L G Bicycles	GTE

1044 W 4TH

Year	Uses	Source
1990	Ontario Yamaha Music School	GTE

1046 W 4TH

Year	Uses	Source
1990	Medicine Shop Pharmacy The	GTE

1060 W 4TH

Year	Uses	Source
1990	C & R CLOTHj lERS Ontario Corner Of Mountain Av & 4th	GTE
	From Covina Telephones Call	GTE

W 4TH ST

944 W 4TH ST

Year	Uses	Source
2008	SKIDMORE Richard	Haines Company, Inc.
1995	Skldmore Sally	GTE Directories
1985	SKIDMORE RICHARD	GTE

949 W 4TH ST

Year	Uses	Source
2008	DURAN Alicia	Haines Company, Inc.
1990	Freeberg Theresa E	GTE
1970	LAMISON E	General Telephone Company of California
1964	Lamison Ethel Mrs	Luskey Brothers & Co
1960	Lamison Ethel	General Telephone Company Publishers
	Lamison Ethel	General Telephone Company Publishers
1956	Lamison Ethel	General Telephone Company Publishers
	Trice Helen L	General Telephone Company Publishers
	Lamison Ethel	General Telephone Company Publishers
	Trice Helen L	General Telephone Company Publishers

950 W 4TH ST

Year	Uses	Source
2008	JAMES Ruth	Haines Company, Inc.
1980	CABORN P W	GTE General Telephone Company of California
1970	CABORN P W	General Telephone Company of California

Year	Uses	Source
1956	Caborn Paul W	General Telephone Company Publishers
	Caborn Paul W	General Telephone Company Publishers

952 W 4TH ST

Year	Uses	Source
2008	BURNS Anthony	Haines Company, Inc.
1995	Guerrero John	GTE Directories
1985	SET RITE	GTE
1975	Beth Geo	GTE Directories
1970	SCHROEDER WM H	General Telephone Company of California
1964	Parker Thos T Jr Virginia	Luskey Brothers & Co
1960	Parker Thos T Jr	General Telephone Company Publishers
	Parker Thos T Jr	General Telephone Company Publishers

955 W 4TH ST

Year	Uses	Source
2008	AMESCUA Andres	Haines Company, Inc.
1985	PEARLMAN K B	GTE
1980	PEARLMAN K B	GTE General Telephone Company of California
	+ CANCILLA MYRON	GTE General Telephone Company of California
1975	Pearlman Kay	GTE Directories
1964	Wyatt Chas W Marjorie	Luskey Brothers & Co
1960	Jackson Karl	General Telephone Company Publishers
	Jackson Karl	General Telephone Company Publishers
1956	Jackson Karl W	General Telephone Company Publishers
	Jackson Karl W	General Telephone Company Publishers

960 W 4TH ST

Year	Uses	Source
2017	FIDEL JIMENEZ	Cole Information Services
2014	FIDEL JIMENEZ	Cole Information Services
2009	RIGOBERTO JIMINEZ	Cole Information Services
2008	JIMENEZ Alma	Haines Company, Inc.

Year	Uses	Source
2004	WILLIAM HARRIS	Cole Information Services
1999	RIGOBERTO JIMINEZ	Cole Information Services
1994	HARRIS, WILLIAM J	Cole Information Services
1990	Harris Wm J	GTE
1980	HARRIS MM J	GTE General Telephone Company of California
1975	Harris Wm J	GTE Directories
1970	HARRIS W J	General Telephone Company of California
1964	Harris Wm J Margt	Luskey Brothers & Co
1960	HARRIS SCHOOL OF MUSIC	General Telephone Company Publishers
	HARRIS SCHOOL OF MUSIC	General Telephone Company Publishers
1956	Simpson Duane G	General Telephone Company Publishers
	Simpson Duane G	General Telephone Company Publishers

961 W 4TH ST

Year	Uses	Source
2017	JIMMY COPAS	Cole Information Services
2014	JIMMY COPAS	Cole Information Services
2009	JIMMY COPAS	Cole Information Services
2008	COPAS Jimmy	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JIMMY COPAS	Cole Information Services
1990	Kamon Joey A	GTE
1980	MORENO GILBERT	GTE General Telephone Company of California
1975	Matthew Robt	GTE Directories
1964	Dynes Jas S Dorothy	Luskey Brothers & Co
1960	Rainey Paul	General Telephone Company Publishers
	Rainey Paul	General Telephone Company Publishers
1956	Rainey Paul	General Telephone Company Publishers
	Rainey Paul	General Telephone Company Publishers

967 W 4TH ST

Year	Uses	Source
2017	EMILIANO FLORES	Cole Information Services

Year	Uses	Source
2014	EMILIANO FLORES	Cole Information Services
2008	LOZANO Ida	Haines Company, Inc.
2004	MARISA GARCIA	Cole Information Services
1994	VANDAMME, HENK	Cole Information Services
1990	Van Damme Henk	GTE
1985	VAN DAMME HENK	GTE
1970	BYRNE STEVEN	General Telephone Company of California
1964	Jackson Marjorie Mrs	Luskey Brothers & Co
	Jackson Karl W Marjorie	Luskey Brothers & Co
1956	Jackson Chas R	General Telephone Company Publishers
	Jackson Chas R	General Telephone Company Publishers

1000 W 4TH ST

Year	Uses	Source
2017	MARES GARAGE DOORS & GATES	Cole Information Services
2014	EMERGENCY LOCKSMITH	Cole Information Services
	7 DAY LOCKSMITH SERVICE	Cole Information Services
	20 MINUTES A LOCKSMITH SERVICE	Cole Information Services
	LOCKS LOCKSMITH SERVICE	Cole Information Services
	LOCKSMITH SERVICE	Cole Information Services
	24 HOUR LOCKSMITH	Cole Information Services
	7 24 LOCKSMITH SERVICE	Cole Information Services
	24 7 EMERGENCY LOCKSMITH	Cole Information Services
	24 7 LOCKSMITH	Cole Information Services
	LOCKSMITH	Cole Information Services
2009	BZB CONSTRUCTION CO	Cole Information Services
	SHUTTERS & BLINDS FOR LESS	Cole Information Services
	HERCULES HEATING	Cole Information Services
	FARIAS BROTHERS	Cole Information Services
	FINDTRUK INC	Cole Information Services
	JSE ENVIRONMENTAL SERVICES	Cole Information Services
2008	VICTORY OUTREACH	Haines Company, Inc.
	MAIL PLUS & MORE	Haines Company, Inc.

Year	Uses	Source
2008	MAIL PLUS	Haines Company, Inc.
2004	PATRICK GREENE	Cole Information Services
	VIDEOS 2 DISCS	Cole Information Services
	BZB CONSTRUCTION CO	Cole Information Services
	ENRO ENVIRONMENTAL SERVICES	Cole Information Services
	TRIBE ENVIRONMENTAL SERVICES	Cole Information Services
	MAIL PLUS	Cole Information Services
	CALIFORNIA TOE RINGS	Cole Information Services
	BEST DEFENSE	Cole Information Services
	DYNAMIC SOLUTIONS	Cole Information Services
1999	FAITH COMMUNITY OF THE LIIAND EMPIRE	Cole Information Services
	MARBLE PLUS	Cole Information Services
	CJ DECOR	Cole Information Services
1995	SYSTEMATICS FINANCIAL	GTE Directories
1994	SYSTEMATICS INC	Cole Information Services
1990	SYSTEMATICS INC I	GTE
1985	SYSTEMATICS INC	GTE
1975	CALIFORNIA STATE OF	GTE Directories
	Ontario	GTE Directories
	CALIFORNIA STATE OF	GTE Directories
	Ontario	GTE Directories
1970	YOUTH EMPLOYMENT SVC	General Telephone Company of California
	ST/CALIF DPT/EMPLYHT	General Telephone Company of California

1004 W 4TH ST

Year	Uses	Source
2004	WIRELESS N MORE	Cole Information Services

1006 W 4TH ST

Year	Uses	Source
1975	Div Of Vocational Rehabilitation	GTE Directories
	Call.213	GTE Directories
	Call	GTE Directories
	Ontario	GTE Directories

FINDINGS

1010 W 4TH ST

Year	Uses	Source
1975	Youth Authority Parole Ofc	GTE Directories
	Parole Services	GTE Directories
	Call.213	GTE Directories
1964	Rockw ell Insurance Agency	Luskey Brothers & Co

1012 W 4TH ST

Year	Uses	Source
1970	r IGIBSON GIRL	General Telephone Company of California
1964	George Anns	Luskey Brothers & Co
	GEORGE ANNS Sandra Kendall	Luskey Brothers & Co
1960	Uptow n Beauty Salon	General Telephone Company Publishers
	Uptow n Beauty Salon	General Telephone Company Publishers

1014 W 4TH ST

Year	Uses	Source
1975	Housing Authority Of The County Of San Bernardinq	GTE Directories
1970	ROBERTSON J DOUG	General Telephone Company of California

1026 W 4TH ST

Year	Uses	Source
2017	FABRICARE CENTER	Cole Information Services
2014	FABRICARE CENTER	Cole Information Services
2008	FABRICARE CENTER	Haines Company, Inc.
2004	FABRICARE CTR	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1999	FABRICARE CENTER	Cole Information Services
1995	FABRICARE CENTER	GTE Directories
1994	FABRICARE CENTER	Cole Information Services
1990	Fabric King	GTE
	FABRICARE CENTER	GTE
1985	FABRICARE CENTER	GTE
1980	FABRICARE CENTER	GTE General Telephone Company of California

Year	Uses	Source
1975	Fabricare Center	GTE Directories
	Ontario	GTE Directories
	RUG DOCTOR RENTS	GTE Directories
1970	OPOLY CLEAN CENTER	General Telephone Company of California
1964	Poly Clean Center	Luskey Brothers & Co

1030 W 4TH ST

Year	Uses	Source
2017	VIDEO STAR	Cole Information Services
2009	FIRST CHURCH OF CHRIST SCIENTIST	Cole Information Services
2008	XXXX	Haines Company, Inc.
1999	FIRST CHURCH OF CHRIST SCIENTIST ONTARIO	Cole Information Services
	CHRISTIAN SCIENCE CHURCH ONTARIO	Cole Information Services
1995	CHRISTIAN SCI READNG	GTE Directories
1994	FIRST CHURCH OF CHRIST SCIENCE	Cole Information Services
1990	Reading Room	GTE
	First Church Of Christ Scientist Claremont	GTE
	Reading Room	GTE
	Christian Science Church Claremont	GTE
1985	CHRISTN SCI READG RM	GTE
1980	OCHRISTN SCI READG RM	GTE General Telephone Company of California
1975	Christian Science Church	GTE Directories
	Reading Room	GTE Directories
	Reading Room	GTE Directories
	First Church Of Christ Scientist Claremont	GTE Directories
1970	CHRIST SCNC RD RM	General Telephone Company of California

1032 W 4TH ST

Year	Uses	Source
2014	GIA MONAE	Cole Information Services
2009	KB SOLUTIONS	Cole Information Services
2008	PREMIUM SUPPLY CO	Haines Company, Inc.
	KB SOLUTIONS	Haines Company, Inc.

Year	Uses	Source
2008	KIRBY SERVICE CENTER	Haines Company, Inc.
2004	MARIA CARRETO	Cole Information Services
	KIRBY SERVICE CTR	Cole Information Services
1999	KIRBY SERVICE CENTER	Cole Information Services
	PREMIUM SUPPLY COMPANY	Cole Information Services
1995	KIRBY SERVICE CENTER	GTE Directories
1994	PREMIUM SUPPLY CO	Cole Information Services
	KIRBY SERVICE CTR	Cole Information Services
1985	KIRBY CO OF ONTARIO	GTE
1980	KIRBY CO OF ONTARIO	GTE General Telephone Company of California
1970	KIRBY CO OF ONTARIO	General Telephone Company of California

1034 W 4TH ST

Year	Uses	Source
2017	JOHNS TV	Cole Information Services
	QUALITY ALKALINE DRINKING WATER	Cole Information Services
2014	JOHNS TV	Cole Information Services
2009	JOHNS TV	Cole Information Services
	QUALITY DRINKING WATER	Cole Information Services
2008	JOHNS TV	Haines Company, Inc.
2004	JOHNS TV	Cole Information Services
	QUALITY DRINKING WATER	Cole Information Services
1999	CANNON W P TYPESETTING	Cole Information Services
1995	CANNONBALL PRINTING	GTE Directories
1994	CANNONBALL PRINTING	Cole Information Services
1990	CANNONBALL PRINTING & TYPESETTING	GTE
1970	OCONNIES PIZZ	General Telephone Company of California

1038 W 4TH ST

Year	Uses	Source
2017	BUMSTEAD BICYCLES	Cole Information Services
2009	BUMSTEAD BIKE SHOP S	Cole Information Services
2008	BUMSTEAD BICYCLES	Haines Company, Inc.

Year	Uses	Source
2004	LG BUMSTEAD BICYCLES	Cole Information Services
	LLOYD BUMSTEAD	Cole Information Services
1999	BUMSTEAD L G BICYCLES	Cole Information Services
1995	L G BUMSTEAD BIKE SH	GTE Directories
1994	L G BUMSTEAD BICYCLES	Cole Information Services
1990	L G BUMSTEAD BIKESHOP	GTE
1980	C I P STATIONERS INC	GTE General Telephone Company of California
1975	C I P STATIONERS INC	GTE Directories
1970	DC I P STATIONERS INC	General Telephone Company of California

1040 W 4TH ST

Year	Uses	Source
2017	CORKS & CANS LIQUOR	Cole Information Services
2014	CORKS & CANS LIQUOR	Cole Information Services
2009	CORKS & CANS LIQUOR	Cole Information Services
2008	CORKS & CANS LIQUOR	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	BASSAM WANIS	Cole Information Services
1999	CORKS & CANS LIQUOR	Cole Information Services
1995	CORKS & CANS LIQUOR	GTE Directories
1994	CORKS & CANS LIQUOR	Cole Information Services
1985	CORKS 8 CANS LIQUOR	GTE
1980	OCORKS & CANS LIQUOR	GTE General Telephone Company of California
1975	Kravetz Liquor	GTE Directories
1970	FRANK / TOMS LIQUOR	General Telephone Company of California

1042 W 4TH ST

Year	Uses	Source
1964	COKELEY REAL ESTATE CO Kenneth C Cokeley	Luskey Brothers & Co
	Cokeley Real Estate	Luskey Brothers & Co

FINDINGS

1044 W 4TH ST

Year	Uses	Source
2014	ONTARIO TRAVEL BUREAU	Cole Information Services
2009	ONTARIO TRAVEL BUREAU	Cole Information Services
2008	ONTARIO TRAVEL BUREAU	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	ONTARIO TRAVEL BUREAU	Cole Information Services
1995	ONTARIO TRAVEL BUREAU	GTE Directories
1994	ONTARIO TRAVEL BUREAU	Cole Information Services
1990	Yamaha Music School	GTE
1985	FOOT CLINIC THE	GTE
1980	MICHAEL MASCARI DPM	GTE General Telephone Company of California
1975	MASCARt MICHAEL P DR podtrsts	GTE Directories
	AFFILIATED FOOT CLINICS PODIATRY CLINICS	GTE Directories
1970	DMASCARI DR MICHAEL	General Telephone Company of California
1964	Linkletter Art Totten Childrens Dance Studio	Luskey Brothers & Co

1046 W 4TH ST

Year	Uses	Source
2009	BLANCA FASHIONS	Cole Information Services
2008	BLANCA FASHIONS	Haines Company, Inc.
	MEDICINE SHOP PHAR	Haines Company, Inc.
2004	MEDICINE SHOPPE	Cole Information Services
1999	MEDICINE SHOP PHARMACY THE	Cole Information Services
1995	MEDICINE SHOP PHARM	GTE Directories
1994	MEDICINE SHOPPE PHARMACY	Cole Information Services
1985	TELE TAX INC	GTE
1980	PROFESSIONL PROMOTNS	GTE General Telephone Company of California
	SOUTHLAND BUS SVC	GTE General Telephone Company of California
1975	Southland Business Service	GTE Directories
1970	SHIER HARRY H	General Telephone Company of California
1964	Ontario Plaza Donut Shop	Luskey Brothers & Co

1048 W 4TH ST

Year	Uses	Source
1995	DUKE S BARBERS	GTE Directories
1994	DUKES BARBERS	Cole Information Services
1990	Dukes Barbers	GTE
1985	ONT PLAZA BARBER SHP	GTE
1980	ONT PLAZA BARBER SHP	GTE General Telephone Company of California
1975	Ontario Plaza Barber Shop	GTE Directories
1970	DONT PLAZA BARBER SHP	General Telephone Company of California
1964	Plaza Barber Shop	Luskey Brothers & Co

1050 W 4TH ST

Year	Uses	Source
2014	CASA JIMENEZ	Cole Information Services
2009	CASA JIMENEZ	Cole Information Services
2008	CASA JIMENEZ NO 7	Haines Company, Inc.
2004	CASA JIMENEZ MEXICAN RSTRNT	Cole Information Services
1999	JIMS PLAZA MEATS	Cole Information Services
	CASA JIMENEZ NO 7	Cole Information Services
1995	JIMS PLAZA MEATS	GTE Directories
1994	JIMS PLAZA MEATS	Cole Information Services
1990	Jims Plaza Meats	GTE
1985	JIMS PLAZA MEATS	GTE
1980	JIMS PLAZA MEATS	GTE General Telephone Company of California
1975	Jims Plaza Meats	GTE Directories
1970	JIMS PLAZA MEATS	General Telephone Company of California
1964	Kravetz Meats	Luskey Brothers & Co

1052 W 4TH ST

Year	Uses	Source
1975	Cokeley Enterprises	GTE Directories
	ALL PRO REALTY CO	GTE Directories
1970	ALL PRO REALTY CO	General Telephone Company of California
1964	RICCARDI REALTY Marino A Riccardi	Luskey Brothers & Co

FINDINGS

1054 W 4TH ST

Year	Uses	Source
2008	XXXX	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1995	REGIS HAIRSTYLISTS	GTE Directories
1985	REGIS HAIRSTYLISTS	GTE
1980	REGIS HAIRSTYLISTS	GTE General Telephone Company of California
	REGIS HAIRSTYLISTS	GTE General Telephone Company of California
1975	Crow ning Glory Beauty Salons	GTE Directories
1970	CROWNING GLORY INC	General Telephone Company of California
1964	Crow ning Glory Permanent Wave Shop	Luskey Brothers & Co
1960	Crow ning Glory Permanent Wave Shop	General Telephone Company Publishers
	Crow ning Glory Permanent Wave Shop	General Telephone Company Publishers

1056 W 4TH ST

Year	Uses	Source
1970	n GORDON DR PAUL	General Telephone Company of California
1964	Gordon Paul A Optometrist	Luskey Brothers & Co

1058 W 4TH ST

Year	Uses	Source
2014	KB SOLUTIONS INC	Cole Information Services
2009	BABBLING BOOKS	Cole Information Services
	BONA REAL ESTATE NO 1	Cole Information Services
2008	BONA REAL ESTATE NO 1	Haines Company, Inc.
2004	BONA REAL ESTATE	Cole Information Services
1999	BONA REAL ESTATE NO 1	Cole Information Services
1990	Household Finance Corporation Customer Service	GTE
	Ontario	GTE
1985	HOUSEHLD FINANC CORP	GTE
1980	HOUSEHLO FINANC CORP	GTE General Telephone Company of California
1975	HOUSEHOLD FINANCE CORPORATION AND SUBSIDIARY COMPANIES	GTE Directories

Year	Uses	Source
1970	DHSHLD FINANCE CORP	General Telephone Company of California
1964	Household Finance Corp	Luskey Brothers & Co
	Household Finance Corp	Luskey Brothers & Co
	HOUSEHOLD FINANCE CO Chas N Harkey manager	Luskey Brothers & Co
1960	HOUSEHOLD FINANCE CORP	General Telephone Company Publishers
	HOUSEHOLD FINANCE CORP	General Telephone Company Publishers

1060 W 4TH ST

Year	Uses	Source
2017	VIDEO STAR	Cole Information Services
2014	VIDEO STAR	Cole Information Services
2009	VIDEO STAR	Cole Information Services
2008	VIDEO STAR	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	VIDEO STAR	Cole Information Services
1994	C & R CLOTHIERS	Cole Information Services
1985	C & R CLOTHIERS	GTE
1975	BANK	GTE Directories
	Fourth & Mountain Office	GTE Directories
1964	Bank of America Fourth & Mountain Br	Luskey Brothers & Co

1129 W 4TH ST

Year	Uses	Source
2017	LITTLE ASIA MARKET	Cole Information Services
2014	LITTLE ASIA MARKET	Cole Information Services
2009	GRAMEN MARKET	Cole Information Services
	BOY SCOUTS OF AMERICA	Cole Information Services
	LITTLE ASIA MARKET	Cole Information Services
2004	LAMBERTO VALENZUELA	Cole Information Services
1999	SAN BERNARDINO COUNTY OF PLANNING DEPARTMENT	Cole Information Services
	SAN BERNARDINO CNTY OF CONTD JOB TRAIN PARTNERSHI	Cole Information Services
	SENIOR INFORMATION & ASSISTANCE	Cole Information Services

Year	Uses	Source
1999	SAN BERNARDINO COUNTY OF MARSHAL	Cole Information Services
	SAN BERNARDINO COUNTY OF MENTAL HEALTH	Cole Information Services
1994	SAN BERNARDINO COUNTY	Cole Information Services
	AREA AGENCY ON AGING	Cole Information Services
	SAN BERNARDINO JOB TRAINING	Cole Information Services

1130 W 4TH ST

Year	Uses	Source
2008	TERRACE VIEW APTS	Haines Company, Inc.
	BUCKINGHAM Cherice	Haines Company, Inc.
	CABRAL Lorena	Haines Company, Inc.
	CRUTCHFIELD Tavaunja	Haines Company, Inc.
	GREEN Marilyn	Haines Company, Inc.
	GUTHIRE Jonathan	Haines Company, Inc.
	GUTIERREZ Victor	Haines Company, Inc.
	JAIMES Maria	Haines Company, Inc.
	JEFFERSON Ilene	Haines Company, Inc.
	KEY Unya	Haines Company, Inc.
	NAVA Griselda	Haines Company, Inc.
	POSADAS Karen	Haines Company, Inc.
	RIVERA Jesus	Haines Company, Inc.
	SALAZAR Jennifer	Haines Company, Inc.
	TERRACE VIEW APARTMENTS	Haines Company, Inc.
	VEGA Maria	Haines Company, Inc.
	WILLIAMS Pat	Haines Company, Inc.
	YANETH Soria	Haines Company, Inc.
1995	Apartment	GTE Directories
1990	Acosta Jose	GTE
	Anderson Preston III	GTE
	Beyers Raymond	GTE
	Chung Hsu Hul	GTE
	Cope Rex	GTE
	DAngelo Jos H	GTE

FINDINGS

Year	Uses	Source
1990	Dubuque Donna	GTE
	Elliot Thos	GTE
	Gahan Kevin	GTE
	Garner Marc	GTE
	Gates WA	GTE
	Gibson Kevin	GTE
	Mason Valerie	GTE
	Metcalfe Julia	GTE
	Michaels Timothy	GTE
	Miles Billy	GTE
	Montoya Robt C Sr	GTE
	Murphy Stephen	GTE
	Olivas Raul	GTE
	Pryer Greg	GTE
	Siallagan Renny	GTE
	Swengros Michael	GTE
	Vieira Jane & Edw	GTE
	Wilson H I	GTE
1985	APARTMENT	GTE
1980	APARTMENT	GTE General Telephone Company of California
1975	Adamek Larry	GTE Directories
	Bechtel V M	GTE Directories
	Bowen Bruce	GTE Directories
	Bruce Robt M	GTE Directories
	Brugger Jerry	GTE Directories
	Caruso Eleanor W	GTE Directories
	Chen Sy	GTE Directories
	Cooper R L	GTE Directories
	Darnell A	GTE Directories
	Edmon Kenneth	GTE Directories
	Ellis Ernest	GTE Directories
	Fishbaugh John E	GTE Directories

FINDINGS

Year	Uses	Source
1975	Fortin Myran	GTE Directories
	Francis Kenneth W	GTE Directories
	Greever PT	GTE Directories
	Guffey C R	GTE Directories
	Hill Elden L	GTE Directories
	How ard David	GTE Directories
	How ard Linda	GTE Directories
	Kintzer Ralph A III	GTE Directories
	Know lton David	GTE Directories
	Lopez Steve	GTE Directories
	Matthew s L E	GTE Directories
	Mc Whinnie H	GTE Directories
	Mireider Vic	GTE Directories
	Moore Chas R	GTE Directories
	Mucker Dave W	GTE Directories
	Mullins Gary	GTE Directories
	Nix ML	GTE Directories
	Pedro C N	GTE Directories
	Perkins Michael E	GTE Directories
	Pettitt J H	GTE Directories
	Porter Robt	GTE Directories
	Robbers Harvey	GTE Directories
	Rockw ood Jas R	GTE Directories
	Secore Edw R	GTE Directories
	Simonetti Sal	GTE Directories
	Slovak Walter	GTE Directories
	Smith Frayne	GTE Directories
	Sperber Robt E	GTE Directories
	Strassburg Chas F	GTE Directories
	Suit Gary	GTE Directories
	Tafolla Richard	GTE Directories
	White J	GTE Directories

Year	Uses	Source
1975	Wold KM	GTE Directories
1970	APARTMENT	General Telephone Company of California
	HOLLANDER KARON	General Telephone Company of California
	HOWARD JAMES P	General Telephone Company of California

1135 W 4TH ST

Year	Uses	Source
2009	OLD BALDY SCOUT SHOP THE	Cole Information Services
1999	SAN BERNARDINO COUNTY OF MENTAL HEALTH	Cole Information Services
	WEST VALLEY MENTAL HEALTH SERVICES	Cole Information Services

W 4TH STE ST

1000 W 4TH STE ST

Year	Uses	Source
2017	UMBRELLA BAIL BONDS	Cole Information Services
	LOCKSMITH	Cole Information Services
	1 FULL SERVICE 1 24 7 LOCKSMITH	Cole Information Services
	20 MINUTES A LOCKSMITH SERVICE	Cole Information Services
	7 DAY LOCKSMITH SERVICE	Cole Information Services
	A FULL SERVICE 1 LOCKSMITH	Cole Information Services
	001 EMERGENCY LOCKSMITH	Cole Information Services
	LOCKSMITH SERVICE	Cole Information Services
	1 2 3 24 7 A LOCKSMITH SERVICE	Cole Information Services
	A 24 7 CAR KEYS LOCKSMITH	Cole Information Services
	A RESIDENTIAL & COMMERCIAL LOCKSMI	Cole Information Services
	LOCKS LOCKSMITH SERVICE	Cole Information Services
	1 EMERGENCY LOCKSMITH	Cole Information Services
	24 7 EMERGENCY LOCKSMITH	Cole Information Services
	EMERGENCY LOCKSMITH	Cole Information Services
	24 HOUR LOCKSMITH	Cole Information Services
	7 24 LOCKSMITH SERVICE	Cole Information Services
	1 24 HOUR LOCKSMITH	Cole Information Services
	0 07 24 HOUR LOCKSMITH	Cole Information Services

Year	Uses	Source
2017	A LOCKSMITH	Cole Information Services
	A FAST LOCKSMITH SERVICE	Cole Information Services
	A AUTOMOBILE LOCKSMITH	Cole Information Services
	A 24 HOUR LOCKSMITH	Cole Information Services
	A 24 7 LOCKSMITH SERVICE	Cole Information Services
	24 7 LOCKSMITH	Cole Information Services
	A REKEY LOCKSMITH 24 7	Cole Information Services

W HARVARD PL

956 W HARVARD PL

Year	Uses	Source
2008	HARRIS Michael	Haines Company, Inc.
1995	Harris Michael	GTE Directories
1975	OBrien Jas	GTE Directories
1964	Fagan Law rence W Elaine	Luskey Brothers & Co
1960	Giali Jos	General Telephone Company Publishers
	Giali Jos	General Telephone Company Publishers
1956	Throop Roy A	General Telephone Company Publishers
	Throop Roy A	General Telephone Company Publishers

957 W HARVARD PL

Year	Uses	Source
2008	MEJIA Bertha	Haines Company, Inc.
1980	MURPHY DAVID	GTE General Telephone Company of California
1964	Brow n John E Margt	Luskey Brothers & Co
1960	Brow n Ed Drum Studio	General Telephone Company Publishers
	Brow n J Edw	General Telephone Company Publishers
	Brow n J Edw	General Telephone Company Publishers
	Brow n Ed Drum Studio	General Telephone Company Publishers
1956	Brow n J Edw	General Telephone Company Publishers
	Brow n J Edw	General Telephone Company Publishers

FINDINGS

962 W HARVARD PL

Year	Uses	Source
2017	LINDSEY HORVATH	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	ERICK CASTILLO	Cole Information Services
2008	CASTILLO Erick	Haines Company, Inc.
2004	DRM MEDICAL CONSULTANTS	Cole Information Services
	DONALD MANSKER	Cole Information Services
	DRM MEDICAL CONSULTANTS	Cole Information Services
1999	ERICK CASTILLO	Cole Information Services
	DONALD MANSKER	Cole Information Services
1975	Leeman Harold S	GTE Directories
1964	Finnicum Donald E Mary	Luskey Brothers & Co
1960	Finnicum D E	General Telephone Company Publishers
	Finnicum D E	General Telephone Company Publishers
1956	Finnicum D E	General Telephone Company Publishers
	Finnicum D E	General Telephone Company Publishers

963 W HARVARD PL

Year	Uses	Source
2017	ARNULFO ALVARADO	Cole Information Services
2014	ARNULFO ALVARADO	Cole Information Services
2009	SHIRLEY ODOM	Cole Information Services
2008	ODOM S	Haines Company, Inc.
1999	SHIRLEY ODOM	Cole Information Services
1995	Odom R	GTE Directories
1994	ODOM, RALPH	Cole Information Services
1990	Odom Ralph	GTE
1985	ODOM R	GTE
1980	ODOM R	GTE General Telephone Company of California
1975	Odom Ralph	GTE Directories
1964	Odom Judith	Luskey Brothers & Co
	Odom Ralph C Shirley	Luskey Brothers & Co

Year	Uses	Source
1956	Odom Ralph	General Telephone Company Publishers
	Odom Ralph	General Telephone Company Publishers

967 W HARVARD PL

Year	Uses	Source
2017	JOHN JASBINSEK	Cole Information Services
2014	JOHN JASBINSEK	Cole Information Services
2009	JOHN JASBINSEK	Cole Information Services
2008	XXXX	Haines Company, Inc.
2004	JOHN JASBINSEK	Cole Information Services
1999	JOHN JASBINSEK	Cole Information Services
1995	Jasbinsek John	GTE Directories
1994	JASBINSEK, JOHN	Cole Information Services
1990	Jasbinsek John	GTE
1985	JASBINSEK JOHN	GTE
1980	JASBINSEK JOHN	GTE General Telephone Company of California
1975	Jasbinsek John	GTE Directories
1964	Parcell Florence Mrs	Luskey Brothers & Co
	Odgers Harry	Luskey Brothers & Co
1960	Odgers Harry J	General Telephone Company Publishers
	Odgers Harry J	General Telephone Company Publishers
1956	Odgers Harry J	General Telephone Company Publishers
	Odgers Harry J	General Telephone Company Publishers

968 W HARVARD PL

Year	Uses	Source
2017	BRUCE MATHIS	Cole Information Services
2014	BRUCE MATHIS	Cole Information Services
2009	BRUCE MATHIS	Cole Information Services
2008	MATHIS Bruce	Haines Company, Inc.
2004	BRUCE MATHIS	Cole Information Services
1999	BRUCE MATHIS	Cole Information Services
1994	MATHIS, OTIS H	Cole Information Services

Year	Uses	Source
1990	Mathis Otis H	GTE
1980	MATHIS OTIS H	GTE General Telephone Company of California
1975	Mathis Otis H	GTE Directories
1964	Mathis Otis H Jessie	Luskey Brothers & Co
	Mathis Kenneth E	Luskey Brothers & Co
	Mathis Jessie Mrs	Luskey Brothers & Co
1960	Mathis Otis H	General Telephone Company Publishers
	Mathis Otis H	General Telephone Company Publishers
1956	Mathis Otis IH	General Telephone Company Publishers
	Mathis Otis IH	General Telephone Company Publishers

W PRINCETN

1003 W PRINCETN

Year	Uses	Source
1990	Papa Roger	GTE

1008 W PRINCETN

Year	Uses	Source
1990	Voce Pasquale	GTE

1013 W PRINCETN

Year	Uses	Source
1990	Jewett Raymond R	GTE

1026 W PRINCETN

Year	Uses	Source
1990	Johnson Murray	GTE

1031 W PRINCETN

Year	Uses	Source
1990	De Bellis Graydon F	GTE

1037 W PRINCETN

Year	Uses	Source
1990	Mahon Thos C	GTE

1038 W PRINCETN

Year	Uses	Source
1990	Figgins Ward	GTE

1049 W PRINCETN

Year	Uses	Source
1990	Riescher Louise	GTE

1054 W PRINCETN

Year	Uses	Source
1990	Harrington E L	GTE

1060 W PRINCETN

Year	Uses	Source
1990	Romo Edw	GTE

1064 W PRINCETN

Year	Uses	Source
1990	Fritz Don	GTE

W PRINCETON ST

1003 W PRINCETON ST

Year	Uses	Source
2008	XXXX	Haines Company, Inc.
1995	Papa Roger	GTE Directories
1985	PAPA ROGER	GTE
1975	Shapiro O Danl	GTE Directories
1964	Keller Robt L Phyllis	Luskey Brothers & Co
1960	Keller Robt L	General Telephone Company Publishers
	Keller Robt L	General Telephone Company Publishers
1956	Keller Robt L	General Telephone Company Publishers
	Keller Robt L	General Telephone Company Publishers

1004 W PRINCETON ST

Year	Uses	Source
2008	CALDERA Albert	Haines Company, Inc.

Year	Uses	Source
1964	Westfall Betty J Mrs	Luskey Brothers & Co
	Westfall Burson M Betty	Luskey Brothers & Co
	Westfall Gary A	Luskey Brothers & Co
1960	Westfall Burson M	General Telephone Company Publishers
	Westfall Burson M	General Telephone Company Publishers

1007 W PRINCETON ST

Year	Uses	Source
2008	RAMIREZ Eleanor	Haines Company, Inc.
1980	GUNTHER JOHN 984 0 S	GTE General Telephone Company of California
1975	Gunther John	GTE Directories
1964	Reynolds Lew is G Zelma	Luskey Brothers & Co
	Reynolds Zelma Mrs	Luskey Brothers & Co
1960	Reynolds Guy	General Telephone Company Publishers
	Reynolds Guy	General Telephone Company Publishers

1008 W PRINCETON ST

Year	Uses	Source
2008	EDEY Bruce	Haines Company, Inc.
	EDAY Bruce	Haines Company, Inc.
1995	Voce Pasquale	GTE Directories
1985	VOCE PASQUALE	GTE
1980	VOCE PASQUALE	GTE General Telephone Company of California
	VOCE STELL	GTE General Telephone Company of California
1964	Voce Robt	Luskey Brothers & Co
1960	Devlin Jos T engnr	General Telephone Company Publishers
	Devlin Jos T engnr	General Telephone Company Publishers

1013 W PRINCETON ST

Year	Uses	Source
2008	JEWETT Raymond R	Haines Company, Inc.
1995	Jew ett Raymond R	GTE Directories
1985	JEWETT RAYMOND R	GTE

Year	Uses	Source
1980	JEWETT RAYMOND R	GTE General Telephone Company of California
1975	Parker Jack	GTE Directories
1964	Parker Jack Sally	Luskey Brothers & Co

1014 W PRINCETON ST

Year	Uses	Source
2008	LOWERY Larry	Haines Company, Inc.
1985	GORSEN 8 ACH REX	GTE
1975	Frisoli Alessandro	GTE Directories
1964	Frisoli Alex Antonia	Luskey Brothers & Co
1960	Frisoli Alessandro	General Telephone Company Publishers
	Frisoli Alessandro	General Telephone Company Publishers
1956	Chandler Ralph L	General Telephone Company Publishers
	Chandler Ralph L	General Telephone Company Publishers

1019 W PRINCETON ST

Year	Uses	Source
2008	XXXX	Haines Company, Inc.
1964	Ford Jas P Delores	Luskey Brothers & Co
1960	Ford Jas P	General Telephone Company Publishers
	Ford Jas P	General Telephone Company Publishers

1020 W PRINCETON ST

Year	Uses	Source
2008	JACOBSEN Stephen	Haines Company, Inc.
1964	Chamberjian Robt G Ruth	Luskey Brothers & Co
1960	Chamberjian Robt G	General Telephone Company Publishers
	Chamberjian Robt G	General Telephone Company Publishers
1956	Pottorff E F MD	General Telephone Company Publishers
	Pottorff E F MD	General Telephone Company Publishers

1025 W PRINCETON ST

Year	Uses	Source
2008	MCALLISTER William	Haines Company, Inc.

Year	Uses	Source
1975	Taylor B A	GTE Directories
1964	Taylor BA Betty	Luskey Brothers & Co
1960	Taylor B A	General Telephone Company Publishers
	Taylor B A	General Telephone Company Publishers
1956	Colvard Robt B	General Telephone Company Publishers
	Colvard Robt B	General Telephone Company Publishers

1026 W PRINCETON ST

Year	Uses	Source
2008	JOHNSON A	Haines Company, Inc.
	JOHNSON Murray	Haines Company, Inc.
1995	Johnson Murray	GTE Directories
	Johnson Murray & Arlene	GTE Directories
1985	JOHNSON A 988 884 E	GTE
1980	MARTIN	GTE General Telephone Company of California
1975	Colburn Gail E	GTE Directories
1964	Colburn Gail E Lena	Luskey Brothers & Co
1960	Bow ers Harmon M	General Telephone Company Publishers
	Bow ers Harmon M	General Telephone Company Publishers
1956	Schoenfeld Alfred C Jr	General Telephone Company Publishers
	Schoenfeld Alfred C Jr	General Telephone Company Publishers

1031 W PRINCETON ST

Year	Uses	Source
2008	XXXX	Haines Company, Inc.
1980	DE BELLIS GRAYDON F	GTE General Telephone Company of California
1975	De Bellis Graydon F	GTE Directories
1964	De Bellis Graydonri F	Luskey Brothers & Co
1960	Axtell Margaret	General Telephone Company Publishers
	Axtell Margaret	General Telephone Company Publishers

1032 W PRINCETON ST

Year	Uses	Source
2008	LEE Mary	Haines Company, Inc.
1995	Lee Sandra	GTE Directories
1964	Lee Don S Mary	Luskey Brothers & Co
1960	Lee D S	General Telephone Company Publishers
	Lee D S	General Telephone Company Publishers

1037 W PRINCETON ST

Year	Uses	Source
2014	JUAN OROZCO	Cole Information Services
2009	JUAN OROZCO	Cole Information Services
2008	OROZCO Mana	Haines Company, Inc.
	MACIAS David	Haines Company, Inc.
2004	ROBERT GIFFIN	Cole Information Services
	CORNERSTONE VENDING SERVICE	Cole Information Services
1999	JUAN OROZCO	Cole Information Services
1995	Mahon Thos C	GTE Directories
1994	MAHON, THOMAS C	Cole Information Services
1985	MAHON THOS C	GTE
1980	W J M SALES CO THE	GTE General Telephone Company of California
	MAHON THOS C	GTE General Telephone Company of California
1975	Mahon Thos C	GTE Directories
1964	Mahon Thos C Wilma	Luskey Brothers & Co
1960	Sargent Fred A	General Telephone Company Publishers
	Sargent Fred A	General Telephone Company Publishers

1038 W PRINCETON ST

Year	Uses	Source
2014	VALERIE ZURITA	Cole Information Services
2009	JENNIFER ACOSTA	Cole Information Services
2008	XXXX	Haines Company, Inc.
1999	JENNIFER ACOSTA	Cole Information Services
1994	FIGGINS, WARD	Cole Information Services

Year	Uses	Source
1985	FIGGINS WARD	GTE
1980	FIGGINS WARD	GTE General Telephone Company of California
1975	Figgins Ward Realty	GTE Directories
	Res	GTE Directories
1964	Figgins Ward H Ardena	Luskey Brothers & Co
	Figgins Ardena J Mrs	Luskey Brothers & Co
1956	Gillette Vaughn S	General Telephone Company Publishers
	Gillette Vaughn S	General Telephone Company Publishers

1043 W PRINCETON ST

Year	Uses	Source
2017	ADELAIDA SANCHEZ	Cole Information Services
2014	ADELAIDA SANCHEZ	Cole Information Services
2009	ARMANDO TEIJIDO	Cole Information Services
2008	RESNIK Ruby	Haines Company, Inc.
2004	RUBY PRICE	Cole Information Services
1999	ARMANDO TEIJIDO	Cole Information Services
1975	Dowell Ralph E	GTE Directories
1964	Scott Elaine Mrs	Luskey Brothers & Co
1960	Scott Adjar	General Telephone Company Publishers
	Scott Adjar	General Telephone Company Publishers
1956	Scott Adjar	General Telephone Company Publishers
	Scott Adjar	General Telephone Company Publishers

1044 W PRINCETON ST

Year	Uses	Source
2017	DORA AMBROSINE	Cole Information Services
2014	DORA VEGA	Cole Information Services
	LOUIS AMBROSINE	Cole Information Services
2009	DORA VEGA	Cole Information Services
2008	VEGA Dora	Haines Company, Inc.
2004	DORA VEGA	Cole Information Services
1999	DORA VEGA	Cole Information Services

Year	Uses	Source
1964	Bowers Harmon M Dorothy	Luskey Brothers & Co
	Bowers Dorothy Mrs	Luskey Brothers & Co
1956	Ponce Ray	General Telephone Company Publishers
	Ponce Ray	General Telephone Company Publishers

1049 W PRINCETON ST

Year	Uses	Source
2017	ALBERT GARCIA	Cole Information Services
2014	ALBERT GARCIA	Cole Information Services
2009	JOSE GARCIA	Cole Information Services
2008	GARCIA Albert	Haines Company, Inc.
2004	JOSE GARCIA	Cole Information Services
1999	JOSE GARCIA	Cole Information Services
1980	ISRAEL OSIE	GTE General Telephone Company of California
1975	Adzigian D H Mrs	GTE Directories
1964	Adzigian Zarouhl D Mrs	Luskey Brothers & Co
1956	De Diemar Jerry L	General Telephone Company Publishers
	De Diemar Jerry L	General Telephone Company Publishers

1050 W PRINCETON ST

Year	Uses	Source
2017	DARLENE DIAZ	Cole Information Services
2014	LUIS SANCHEZ	Cole Information Services
2009	LUDIN ARISTONDO	Cole Information Services
2008	DELACRUZ Mana	Haines Company, Inc.
	ARISTONDO Ludm	Haines Company, Inc.
2004	PAUL WOODWARD	Cole Information Services
1999	LUDIN ARISTONDO	Cole Information Services
1975	Vannatter Gordon R	GTE Directories
1964	Voyles Earl J Mildred	Luskey Brothers & Co
1956	Voyles Earl J	General Telephone Company Publishers
	Voyles Earl J	General Telephone Company Publishers

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1053 W PRINCETON ST

Year	Uses	Source
2017	ALFRED TRACY	Cole Information Services
2014	RODRIGO VALENCIA	Cole Information Services
2009	RODRIGO VALENCIA	Cole Information Services
2008	TRACY Alfred	Haines Company, Inc.
2004	TERESA CASTELLON	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
	RODRIGO VALENCIA	Cole Information Services
1975	Kacsandy Tom	GTE Directories
1964	Kacsandy Thos P Helen	Luskey Brothers & Co
1960	Kacsandy Tom	General Telephone Company Publishers
	Kacsandy Tom	General Telephone Company Publishers

1054 W PRINCETON ST

Year	Uses	Source
2017	GREGORY SOVICK	Cole Information Services
2014	GREGORY SOVICK	Cole Information Services
2009	GREGORY SOVICK	Cole Information Services
2008	CLARK Matthew	Haines Company, Inc.
2004	MATTHEW CLARK	Cole Information Services
1999	GREGORY SOVICK	Cole Information Services
1980	HARRINGTON E L	GTE General Telephone Company of California
1975	Harrington E L	GTE Directories
1964	Rusch Dan I J Florence	Luskey Brothers & Co
1960	Rusch Dan	General Telephone Company Publishers
	Rusch Dan	General Telephone Company Publishers

1059 W PRINCETON ST

Year	Uses	Source
2017	STEPHANIE NGUYEN	Cole Information Services
2014	STEPHANIE NGUYEN	Cole Information Services
2009	KHOI NGUYEN	Cole Information Services
2008	NGUYEN Khoi	Haines Company, Inc.

Year	Uses	Source
2004	DUC NGUYEN	Cole Information Services
1999	KHOI NGUYEN	Cole Information Services
1964	Byland Linnea Mrs	Luskey Brothers & Co
	Byland C Ray Linnea	Luskey Brothers & Co
1956	Byland C R	General Telephone Company Publishers
	Byland C R	General Telephone Company Publishers

1060 W PRINCETON ST

Year	Uses	Source
2017	TEPMONGKOL KAYSARN	Cole Information Services
2014	TEPMONGKOL KAYSARN	Cole Information Services
2009	TEPMONGKOL KAYSARN	Cole Information Services
2008	KAYSARN Tepmongkol	Haines Company, Inc.
2004	JOHN KAYSARN	Cole Information Services
1999	TEPMONGKOL KAYSARN	Cole Information Services
1994	LEWIS, LAKYSHA	Cole Information Services
1985	ROMO EDW 986 886 E	GTE
1980	ROMO EDW	GTE General Telephone Company of California
1975	Romo Edw	GTE Directories
1964	Romo Edw Norma	Luskey Brothers & Co
1960	Romo Edw	General Telephone Company Publishers
	Romo Edw	General Telephone Company Publishers
1956	Auld Warren J	General Telephone Company Publishers
	Auld Warren J	General Telephone Company Publishers

1063 W PRINCETON ST

Year	Uses	Source
2014	NICHOLAS AYON	Cole Information Services
2009	JOSE GONZALEZ	Cole Information Services
2008	GONZALEZ Valia	Haines Company, Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JOSE GONZALEZ	Cole Information Services
1980	o JOHNSON OSCAR E	GTE General Telephone Company of California

Year	Uses	Source
1980	+SPECL BUSINESS STDS	GTE General Telephone Company of California
1964	Emilio John I Edith	Luskey Brothers & Co
1960	Emilio John	General Telephone Company Publishers
	Emilio John	General Telephone Company Publishers

1064 W PRINCETON ST

Year	Uses	Source
2017	BRITTANY KIERTZNER	Cole Information Services
2014	SARA KEATING	Cole Information Services
2009	HAROLDO DELGADO	Cole Information Services
2008	DELGADO Haroldo	Haines Company, Inc.
2004	HAROLDO DELGADO	Cole Information Services
	H & C TRANSPORT	Cole Information Services
1999	HAROLDO DELGADO	Cole Information Services
1985	FRITZ DON	GTE
1964	Nicholson Lee Mrs	Luskey Brothers & Co
	Nicholson Herschel J Lee	Luskey Brothers & Co
1960	Parmenter Ross A	General Telephone Company Publishers
	Parmenter Ross A	General Telephone Company Publishers
1956	Parmenter Ross A	General Telephone Company Publishers
	Parmenter Ross A	General Telephone Company Publishers

W ROSEWOOD CT

958 W ROSEWOOD CT

Year	Uses	Source
2008	PARKES Lucia	Haines Company, Inc.
1975	Fredricks Michael	GTE Directories
1964	Hannasch Geo J Shirley	Luskey Brothers & Co
1960	Hannasch Geo	General Telephone Company Publishers
	Hannasch Geo	General Telephone Company Publishers

963 W ROSEWOOD CT

Year	Uses	Source
1985	PANGLE T L	GTE
1980	PANGLE T L	GTE General Telephone Company of California

964 W ROSEWOOD CT

Year	Uses	Source
2017	GONZALO CASTANEDA	Cole Information Services
2014	P RAMIREZ	Cole Information Services
2009	GONZALO CASTANEDA	Cole Information Services
2008	CASTANEDA Gonzalo	Haines Company, Inc.
2004	GONZALO CASTENEDA	Cole Information Services
1999	GONZALO CASTANEDA	Cole Information Services
1985	WILSON RODNEY	GTE
1980	WILSON RODNEY G	GTE General Telephone Company of California
1960	Fow ikes Earl S	General Telephone Company Publishers
	Fow ikes Earl S	General Telephone Company Publishers
1956	Fow ikes Earl S	General Telephone Company Publishers
	Fow ikes Earl S	General Telephone Company Publishers

965 W ROSEWOOD CT

Year	Uses	Source
2017	A ANN	Cole Information Services
2014	LLOYD BLACKMON	Cole Information Services
2009	LLOYD BLACKMON	Cole Information Services
2008	HAWES Kenneth	Haines Company, Inc.
	BLACKMON Lloyd	Haines Company, Inc.
2004	WADE ASSI	Cole Information Services
1999	LLOYD BLACKMON	Cole Information Services
1995	Sw eaney Harold A	GTE Directories
1994	SWEANEY, HAROLD A	Cole Information Services
1985	SWEANEY HAROLD A	GTE
1980	SWEANEY HAROLD	GTE General Telephone Company of California

FINDINGS

Year	*Uses*	*Source*
1975	Sweaney Harold A	GTE Directories
1964	Sweaney Harold A Margt	Luskey Brothers & Co
1960	Sweaney Harold A	General Telephone Company Publishers
	Sweaney Harold A	General Telephone Company Publishers

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1 1049 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1000 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1000 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1000 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1980, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1000 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1000 W 4TH STE ST	2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1002 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1003 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1003 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1003 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1003 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1003 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1004 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1004 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1004 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1004 W 4TH ST	2017, 2014, 2009, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1004 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1005 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1006 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1006 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1006 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1006 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1007 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1007 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1007 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1008 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1008 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1008 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1008 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1008 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1975, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1009 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1010 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1010 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1980, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1010 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1011 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1012 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1012 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1012 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1013 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1013 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1013 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1013 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1014 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1014 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1014 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1014 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1014 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1017 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1018 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1018 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1019 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1019 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1020 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1020 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1020 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1023 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1024 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1024 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1024 N PALMETTO AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1024 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1025 N MOUNTAIN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1025 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1025 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1025 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1025 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1025 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 W 4TH ST	2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1026 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1029 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1030 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1030 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1030 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1030 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1030 W 4TH ST	2014, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 N MOUNTAIN AVE	2017, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1031 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1975, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 W 4TH ST	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1032 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1034 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1034 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1034 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1034 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1036 N MOUNTAIN AVE	2017, 2009, 2008, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1036 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1037 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1037 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1037 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1037 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1037 W PRINCETON ST	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1038 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1985, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 W 4TH ST	2014, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1038 W PRINCETON ST	2017, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1040 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1040 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1985, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1040 N MOUNTAIN AVE	2014, 2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1040 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1040 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1041 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1042 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1042 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1042 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1042 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1043 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1043 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1043 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1043 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 W 4TH ST	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1044 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1046 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1046 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1046 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1046 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1046 W 4TH ST	2017, 2014, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1047 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1047 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1047 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1048 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1048 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1048 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1048 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1048 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 N MOUNTAIN AVE	2009, 2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1049 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

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Address Researched	Address Not Identified in Research Source
1050 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 N MOUNTAIN AVE	2017, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 W 4TH ST	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1050 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1051 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1051 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1052 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1052 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1053 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1053 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1053 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1053 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 W 4TH ST	2017, 2014, 2009, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1054 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1055 N MOUNTAIN AVE	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1055 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1056 W 4TH ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1057 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1058 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1058 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1058 W 4TH ST	2017, 2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1059 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1059 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1059 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 N MOUNTAIN AVE	2017, 2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1980, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1060 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

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Address Researched	Address Not Identified in Research Source
1062 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1063 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1063 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1063 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1975, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1063 W PRINCETON ST	2017, 2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1064 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1064 PRINCETON ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1064 W PRINCETN	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1064 W PRINCETON ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1980, 1975, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1064 W PRINCETON ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1066 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1070 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1070 N MOUNTAIN AVE	2017, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1080 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1088 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1094 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1096 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1103 PRINCETON ST	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1105 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1975, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1105 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1107 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1111 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1113 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1115 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1117 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1117 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1118 N MOUNTAIN AVE	2017, 2014, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1118 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1965, 1964, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1118 N MOUNTAIN VIEW AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1119 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1119 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1985, 1981, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1119 N MOUNTAIN AVE	2009, 2008, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1121 N MOUNTAIN AVE	2017, 2014, 2008, 2004, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1121 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1123 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1123 N MOUNTAIN AVE	2017, 2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1125 N MOUNTAIN AVE	2017, 2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1125 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1126 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1126 N MOUNTAIN AVE	2009, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1127 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1127 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1129 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1129 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1129 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1130 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1130 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1131 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1131 N MOUNTAIN AVE	2017, 2014, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1133 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1133 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1975, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1135 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1135 N MOUNTAIN AVE	2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1135 W 4TH ST	2017, 2014, 2008, 2004, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1137 N MOUNTAIN AVE	2017, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1137 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1138 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1140 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1970, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1140 N MOUNTAIN AVE	2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1141 N MOUNTAIN AVE	2009, 2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1141 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1150 N MOUNTAIN AVE	2017, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1152 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
1155 N MOUNTAIN AVE	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
1155 N MOUNTAIN AVE	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1965, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
29437 1055 N MOUNTAIN AVE	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
944 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
944 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
944 W 4TH	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
944 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
949 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
949 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1980, 1975, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
950 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
950 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
950 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1975, 1965, 1964, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
951 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
952 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
952 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1980, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
955 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
955 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
956 HARVARD PL	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
956 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
956 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
957 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
957 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1975, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
958 ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
958 ROSEWOOD CT W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
958 W ROSEWOOD CT	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
960 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
960 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
960 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
961 W 4TH ST	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
961 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
962 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
962 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
962 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
962 W HARVARD PL	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 HARVARD PL	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1970, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 W HARVARD PL	2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
963 W ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
964 ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
964 ROSEWOOD CT W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
964 W ROSEWOOD CT	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1975, 1970, 1965, 1964, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
964 W ROSEWOOD CT	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
965 ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
965 ROSEWOOD CT W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
965 W ROSEWOOD CT	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1990, 1981, 1970, 1965, 1961, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
965 W ROSEWOOD CT	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
966 4TH ST E	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
967 4TH ST W	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 HARVARD PL	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 W 4TH ST	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1975, 1965, 1961, 1960, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 W 4TH ST	2009, 2008, 2003, 2002, 1999, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 W HARVARD PL	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
967 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1994, 1991, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
968 HARVARD PL	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
968 HARVARD PL WM ST	2017, 2014, 2009, 2008, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
968 ROSEWOOD CT	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
968 W HARVARD PL	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1985, 1981, 1970, 1965, 1961, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
968 W HARVARD PL	2008, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
1028 4th Street	2004, 2002, 1996, 1991, 1981, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

APPENDIX D

PROPERTY PROFILE INFORMATION

Property Address:

1012 W 4TH ST

ONTARIO, CA 91762

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Property Information

Owner(s):	JAFAM CORPORATION	**Mailing Address:**	3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
Owner Phone:	Unknown	**Property Address:**	1012 W 4TH ST, ONTARIO, CA 91762
Vesting Type:		**Alt. APN:**	1008-522-01-0000
County:	SAN BERNARDINO	**APN:**	1008-522-01-0000
Map Coord:	10-F6 :	**Census Tract:**	001104
Lot#:	791	**Block:**	
Subdivision:	ONTARIO MAP	**Tract:**	4558
Legal:	ONTARIO COLONY LANDS E 140 FT LOT 791 LYING S OF TR 4558 1.44 AC M/L		

Property Characteristics

Use:	VACANT LAND (NEC)	**Year Built / Eff. :**	1960 /	**# of Units:**	4
Zoning:		**Lot Size Ac / Sq Ft:**	1.44 / 62726	**Fireplace:**	
Bedrooms:	0	**Bathrooms:**	0.0	**Heating:**	
# Rooms:	0	**Quality:**	LOW	**Style:**	
Pool:		**Air:**		**Parking / #:**	OFF SITE /
Stories:		**Garage Area :**		**Basement Area:**	
Gross Area:	15968	**Sq. Ft. :**	15968		

Sale and Loan Information

Sale / Rec Date:	/	***$/Sq. Ft.:**		**2nd Mtg.:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No.:		**Loan Type:**		**Prior Sale Date:**	
Doc Type:		**Transfer Date:**		**Prior Doc No.:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Imp Value:		**Exemption Type:**	
Land Value:	$687,309	**Tax Year / Area:**	2021 / 004-069
Total Value:	$687,309	**Tax Value:**	
Total Tax Amt:	$7,604.73	**Improved:**	%

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The Recorded Document images are displayed in the subsequent pages for following request:

State	County	Document Number
CA	**SAN BERNARDINO**	**2005.245939**

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Electronically Recorded in Official Records, County of San Bernardino

4/08/2005
01:20 PM
SR

LARRY WALKER
Auditor/Controller - Recorder

825 First American Title COmpany

Doc #: 2005-0245939

Titles: 1 Pages: 4

Fees	25.00
Taxes	** Conf **
Other	.00
PAID	25.00

GRANT

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

JAFAM CORPORATION
1013 Begonia Avenue
Ontario, CA 917622
Attention: Paul Hamilton

1687385-55

1008-522-01

(Space Above for Recorder's Use)

MAIL TAX STATEMENTS TO:

JAFAM CORPORATION
1013 Begonia Avenue
Ontario, CA 917622
Attention: Sandy Griffin

DOCUMENTARY TRANSFER TAX:
NOT OF PUBLIC RECORD

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JACQUELINE G. JACOBS, a married woman as her sole and separate property as to an undivided one-half (1/2) interest and HANDITILE COMPANY, a California general partnership, as to an undivided one-half (1/2) interest, as Tenants in Common ("**Grantor**") and JAFAM CORPORATION, a California corporation ("**Grantee**"), the real property (the "**Property**") in the County of San Bernardino, State of California, described as follows:

See **Schedule 1** attached hereto and incorporated herein by reference.

SUBJECT TO:

1. All non-delinquent real property taxes and unpaid general and special assessments.

2. All covenants, conditions, restrictions and other matters of record, and all matters that are apparent by a survey or physical inspection of the Property.

Grantor has caused this Grant Deed to be duly executed on 11-15-04.

GRANTOR:

JAQUELINE G. JACOBS
a married women

HANDITILE COMPANY,
a California general partnership

By: George Richard Jacobs
Name:George Richard Jacobs
Title: President

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Bernardino

On Nov. 15, 2004 (Date) before me, Christi Godinho, Notary Public, (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared George Richard Jacobs and Jacqueline C Jacobs, (Name(s) of Signer(s))

☒ personally known to me – **OR** – ☐ 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.

BCT4 CHRISTI GODINHO COMM. #1375953 NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires Sep. 21, 2006 BCT4

WITNESS my hand and official seal.

Christi Godinho
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Individual	☐ Individual
☐ Corporate Officer Title(s): _____	☐ Corporate Officer Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
_____	_____
Signer Is Representing:	Signer Is Representing:
_____	_____
_____	_____
RIGHT THUMBPRINT OF SIGNER Top of thumb here	RIGHT THUMBPRINT OF SIGNER Top of thumb here

© 1995 National Notary Association • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184 Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

Title Order Number:
File Number: SSB-1687385

Exhibit "A"

Real property in the City of Ontario, County of San Bernardino, State of California, described as follows:

PARCEL NO. 1: (1008-522-01)

THE EAST 140 FEET OF LOT 791, ACCORDING TO MAP OF ONTARIO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 6, RECORDS OF SAID COUNTY.

EXCEPTING ANY PORTION THEREOF LYING WITHIN TRACT NO. 4558, AS PER MAP RECORDED IN BOOK 57 OF MAPS, PAGES 1 AND 2, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THE SOUTH 11 FEET THEREOF.

PARCEL 2: (1008-513-16)

THE SOUTH 135 FEET OF THE WEST 1/2 OF LOT 792, ACCORDING TO MAP OF ONTARIO, IN THE CITY OF ONTARIO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 6, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 300 FEET THEREOF.

ALSO, EXCEPTING THEREFROM THE SOUTH 11 FEET THEREOF.

APN: 1008-522-01-0-000 and 1008-513-16-0-000

Transaction History

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may click here .

History Record #1	**SALE/TRANSFER**		
Buyer:	JAFAM CORP	Seller:	Jacobs Jacqueline G
Transaction Date:	04/01/2005	Sales Price:	
Recording Date:	04/08/2005	Sales Price Type:	
Recording Doc #:	2005.245939	Title Company:	FIRST AMERICAN TITLE
Document Type:	Deed Transfer		

History Record #2	**SALE/TRANSFER**		
Buyer:	JACOBS,JACQUELINE G	Seller:	Jacobs,George G
Transaction Date:	11/27/1996	Sales Price:	
Recording Date:	12/04/1996	Sales Price Type:	
Recording Doc #:	1996.446358	Title Company:	CHICAGO TITLE
Document Type:	Deed Transfer		

History Record #3	**SALE/TRANSFER**		
Buyer:	JACOBS,JACQUELINE G ETAL	Seller:	First Tr Bk,
Transaction Date:	11/27/1996	Sales Price:	
Recording Date:	12/04/1996	Sales Price Type:	
Recording Doc #:	1996.446357	Title Company:	CHICAGO TITLE
Document Type:	Deed Transfer		

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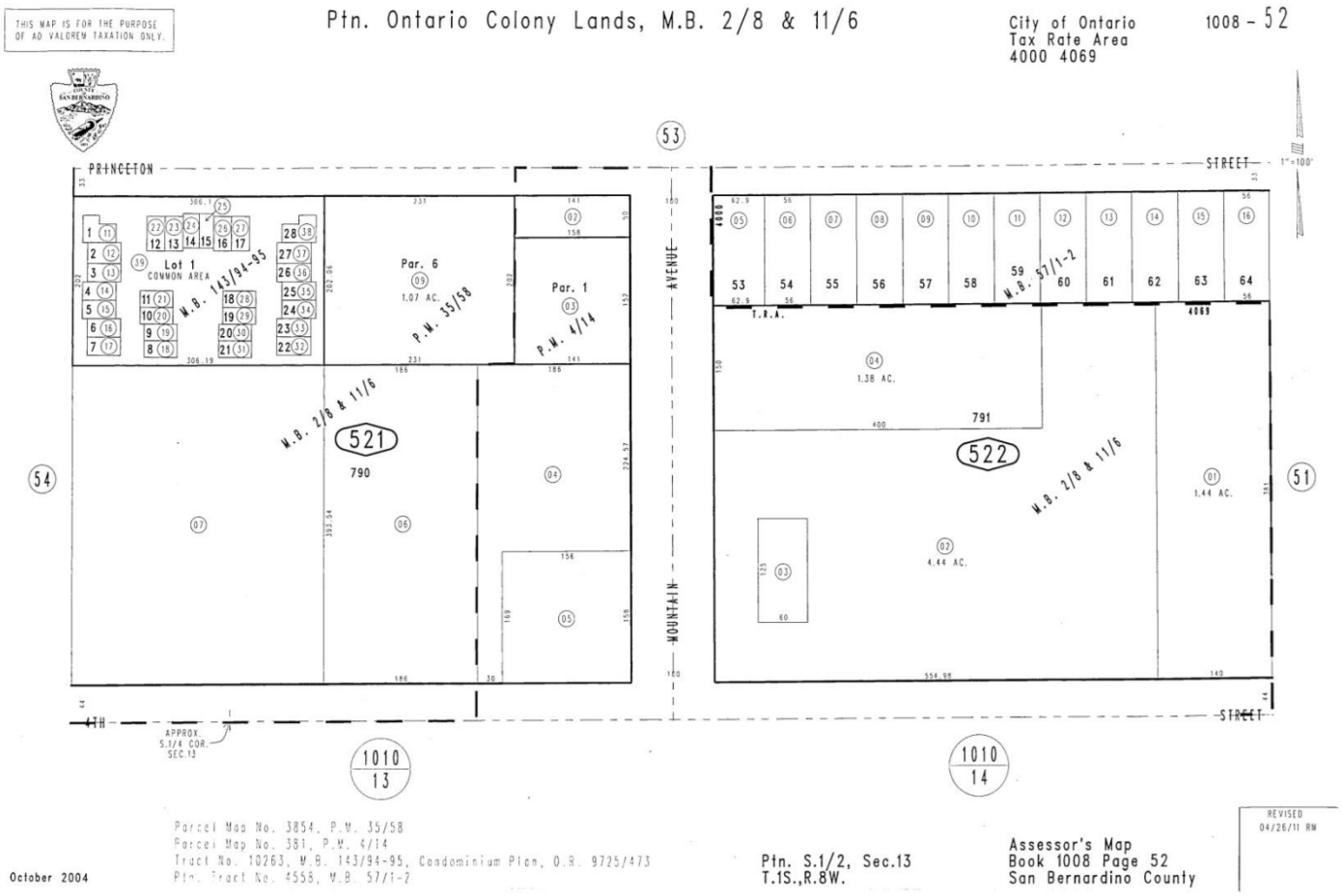

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Property Address:

1028 W 4TH ST

ONTARIO, CA 91762

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Property Information

Owner(s):	JAFAM CORPORATION	**Mailing Address:**	3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
Owner Phone:	Unknown	**Property Address:**	1028 W 4TH ST, ONTARIO, CA 91762
Vesting Type:		**Alt. APN:**	1008-522-02-0000
County:	SAN BERNARDINO	**APN:**	1008-522-02-0000
Map Coord:	10-F6 :	**Census Tract:**	001104
Lot#:	791	**Block:**	
Subdivision:		**Tract:**	4558
Legal:	ONTARIO COLONY LANDS LOT 791 EX E 140 FT AND EX PTN LYING NLY OF SLY LI TR NO 4558 AND EX PTN COM AT A PT ON E LI MOUNTAIN AVE AT SW COR LOT 53 TR NO 4558 TH E ALG S LI SD TR A DISTANCE OF 400 FT TH S PARALLEL TO E LI MOUNTAIN AVE 150 FT TH W PARALLEL WITH S LI SD TR NO 4558 A DISTANCE OF 400 FT TO E LI MOUNTAIN AVE TH N ALG E LI SD MOUNTAIN AVE TO POB AND EX E 60 FT W 133 FT N 125 FT S 209 FT AND EX ST		

Property Characteristics

Use:	SHOPPING CENTER	**Year Built / Eff. :**	1957 / 1957	**# of Units:**	2
Zoning:		**Lot Size Ac / Sq Ft:**	4.4 / 191664	**Fireplace:**	
Bedrooms:	0	**Bathrooms:**	0.0	**Heating:**	
# Rooms:	0	**Quality:**	LOW	**Style:**	
Pool:		**Air:**		**Parking / #:**	OFF SITE /
Stories:	1.0	**Garage Area :**		**Basement Area:**	
Gross Area:	18518	**Sq. Ft. :**	18518		

Sale and Loan Information

Sale / Rec Date:	/	***$/Sq. Ft.:**		**2nd Mtg.:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No.:		**Loan Type:**		**Prior Sale Date:**	
Doc Type:		**Transfer Date:**		**Prior Doc No.:**	
Seller:		**Lender:**		**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Imp Value:	$314,964	**Exemption Type:**	
Land Value:	$369,887	**Tax Year / Area:**	2021 / 004-069
Total Value:	$684,851	**Tax Value:**	
Total Tax Amt:	$7,747.24	**Improved:**	45.99%

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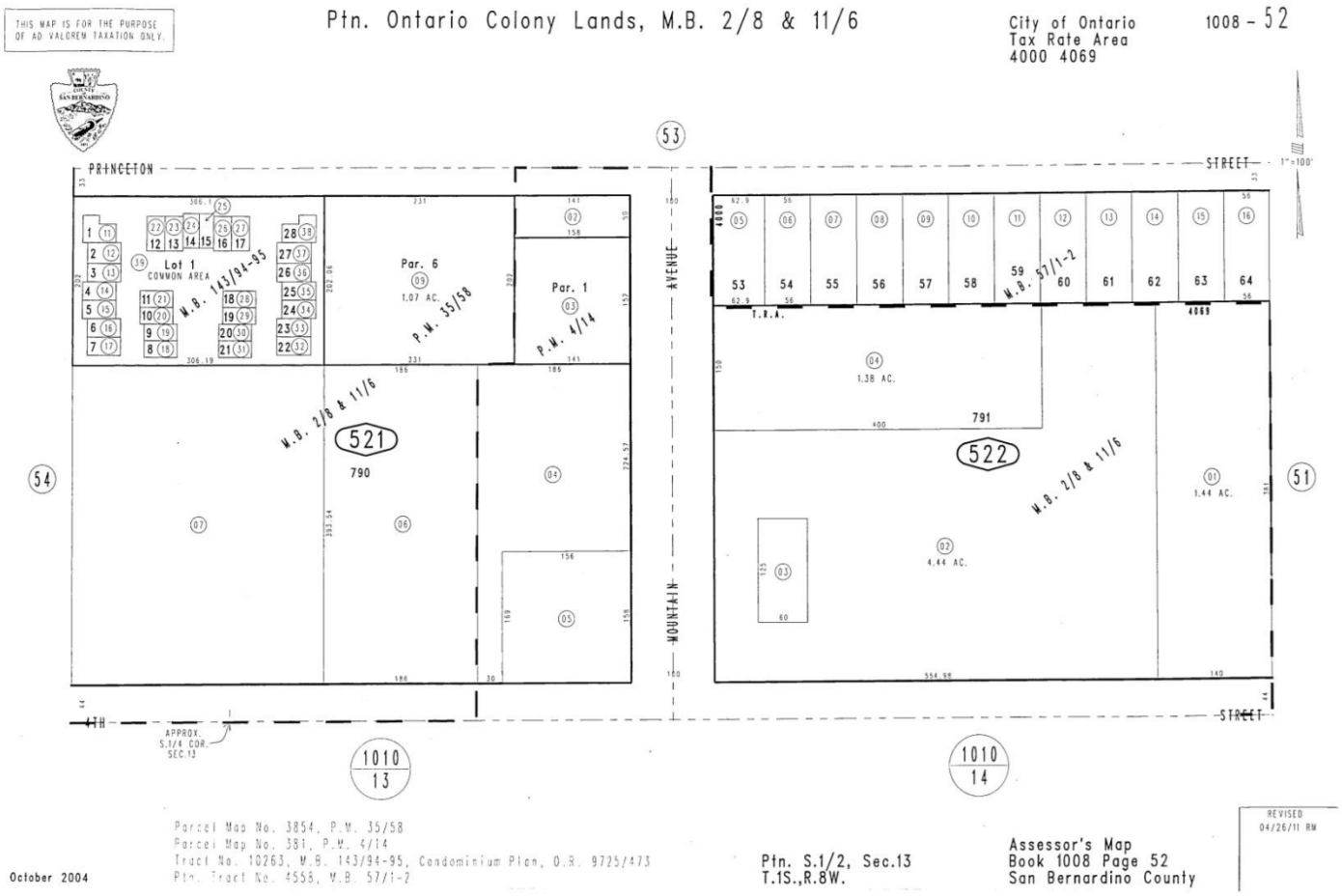

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Property Address:

1060 W 4TH ST

ONTARIO, CA 91762

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Property Information

Owner(s):	JAFAM CORPORATION	**Mailing Address:**	3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
Owner Phone:	Unknown	**Property Address:**	1060 W 4TH ST, ONTARIO, CA 91762
Vesting Type:		**Alt. APN:**	1008-522-03-0000
County:	SAN BERNARDINO	**APN:**	1008-522-03-0000
Map Coord:	10-F6 :	**Census Tract:**	001104
Lot#:	791	**Block:**	
Subdivision:		**Tract:**	
Legal:	ONTARIO COLONY LANDS E 60 FT W 133 FT N 125 FT S 209 FT LOT 791		

Property Characteristics

Use:	VACANT LAND (NEC)	**Year Built / Eff. :**	/	**# of Units:**	
Zoning:		**Lot Size Ac / Sq Ft:**	0.1722 / 7500	**Fireplace:**	
Bedrooms:	0	**Bathrooms:**	0.0	**Heating:**	
# Rooms:	0	**Quality:**		**Style:**	
Pool:		**Air:**		**Parking / #:**	/
Stories:		**Garage Area :**		**Basement Area:**	
Gross Area:		**Sq. Ft. :**			

Sale and Loan Information

Sale / Rec Date:	/ 02/10/1987	***$/Sq. Ft.:**		**2nd Mtg.:**	
Sale Price:		**1st Loan:**		**Prior Sale Amt:**	
Doc No.:	1987.44308	**Loan Type:**		**Prior Sale Date:**	
Doc Type:	DEED	**Transfer Date:**	02/10/1987	**Prior Doc No.:**	1987.44308
Seller:	OWNER NAME UNAVAILABLE	**Lender:**		**Prior Doc Type:**	DEED

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Imp Value:		**Exemption Type:**	
Land Value:	$16,052	**Tax Year / Area:**	2021 / 004-069
Total Value:	$16,052	**Tax Value:**	
Total Tax Amt:	$204.93	**Improved:**	%

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State	County	Document Number
CA	**SAN BERNARDINO**	**1987.44308**

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RECORDED AT REQUEST OF
AND MAIL TO

WCS
KINDEL & ANDERSON
LAWYERS
TWENTY-SIXTH FLOOR
555 SOUTH FLOWER STREET
LOS ANGELES, CALIFORNIA 90071-2488

87-044308

5			A
	FT		

RECORDED IN
OFFICIAL RECORDS
1987 FEB 10 AM 11: 32
SAN BERNARDINO
CO., CALIF.

State of California
OFFICE OF THE SECRETARY OF STATE

I, MARCH FONG EU, *Secretary of State of the State of California, hereby certify:*

That on the 23rd *day of* December, 19 86,
there was filed in this office a Certificate of Ownership
merging NEWDAN, INC.,
a California corporation into JAPAN CORPORATION,
, *a California corporation*
and the surviving corporation, by the terms of said agreement.

Further, that according to our records said merged California corporation has ceased to exist as a separate corporate entity.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this 30th day of January, 1987.

March Fong Eu

Secretary of State

SEC STATE FORM CE-103 (1-75)

Transaction History

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may click here .

History Record #1	**SALE/TRANSFER**		
Buyer:	JAFAM CORP	Seller:	Owner Name Unavailable
Transaction Date:		Sales Price:	
Recording Date:	02/10/1987	Sales Price Type:	
Recording Doc #:	1987.44308	Title Company:	
Document Type:	Deed Transfer		

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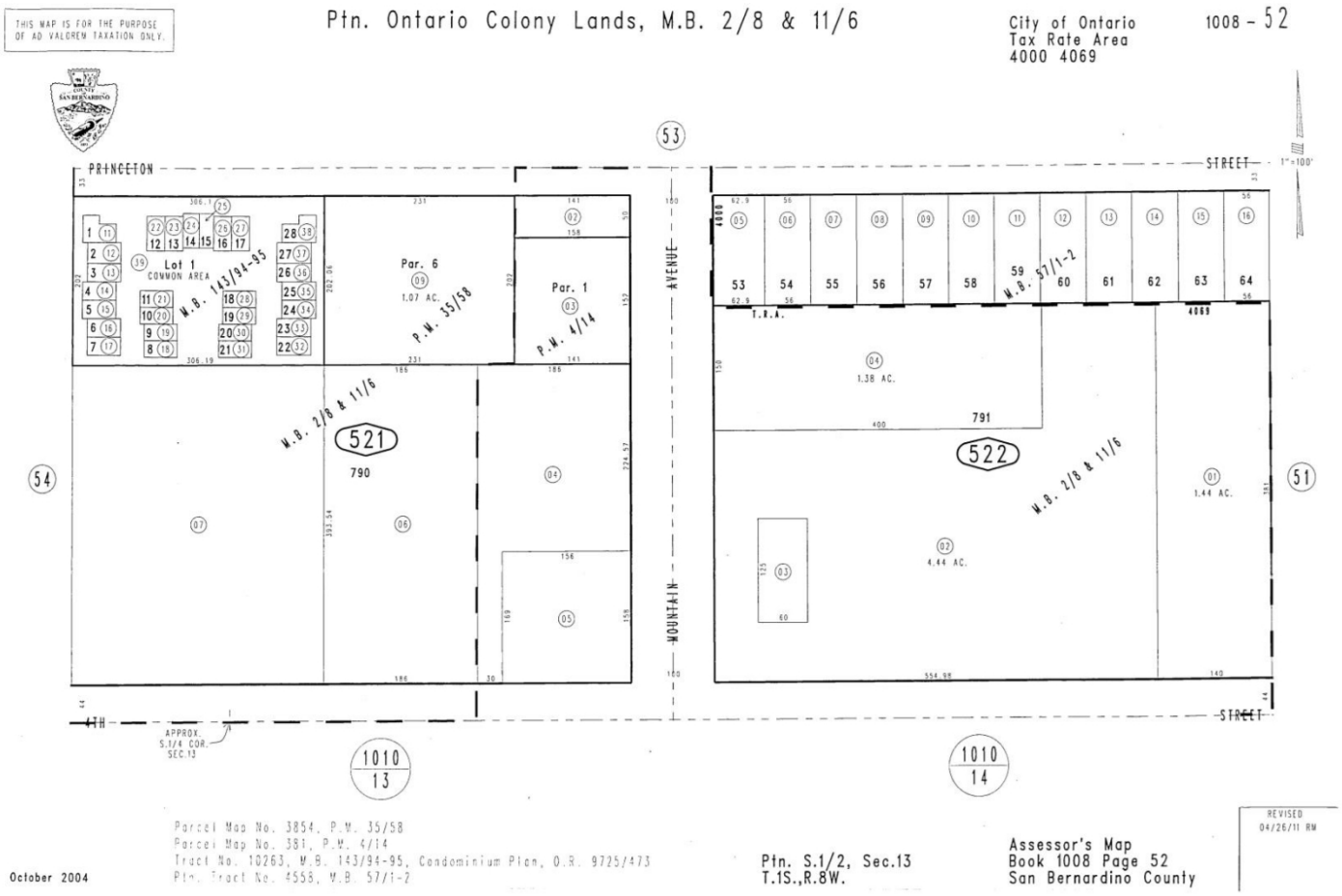

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Property Address:

, CA

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First American

clarityfirst® **Property Profile** , , CA

Property Information

Owner(s):	JAFAM CORPORATION	**Mailing Address:**	3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
Owner Phone:	Unknown	**Property Address:**	, , CA
Vesting Type:		**Alt. APN:**	1008-513-16-0000
County:	SAN BERNARDINO	**APN:**	1008-513-16-0000
Map Coord:	11-A6 :	**Census Tract:**	
Lot#:	792	**Block:**	
Subdivision:		**Tract:**	
Legal:	ONTARIO COLONY LANDS W 47.49 FT S 135 FT LOT 792 EX S 11 FT ST		

Property Characteristics

Use:	VACANT LAND (NEC)	**Year Built / Eff. :**	/	**# of Units:**	
Zoning:		**Lot Size Ac / Sq Ft:**	0.1338 / 5828	**Fireplace:**	
Bedrooms:	0	**Bathrooms:**	0.0	**Heating:**	
# Rooms:	0	**Quality:**		**Style:**	
Pool:		**Air:**		**Parking / #:**	/
Stories:		**Garage Area :**		**Basement Area:**	
Gross Area:		**Sq. Ft. :**			

Sale and Loan Information

Sale / Rec Date:	11/27/1996 / 12/04/1996	***$/Sq. Ft.:**		**2nd Mtg.:**	
Sale Price:	$416,000	**1st Loan:**	$374,400	**Prior Sale Amt:**	
Doc No.:	1996.446357	**Loan Type:**	CONVENTIONAL	**Prior Sale Date:**	
Doc Type:		**Transfer Date:**	12/04/1996	**Prior Doc No.:**	
Seller:	FEDERAL DEPOSITORY INS CORP	**Lender:**	PACIFIC NATIONAL BANK	**Prior Doc Type:**	

*$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information

Imp Value:		**Exemption Type:**	
Land Value:	$76,555	**Tax Year / Area:**	2021 / 004-000
Total Value:	$76,555	**Tax Value:**	
Total Tax Amt:	$843.31	**Improved:**	%

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State	County	Document Number
CA	**SAN BERNARDINO**	**1998.231433**

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PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

George and Jacqueline Jacobs
521 Baseline Rd.
La Verne, CA 91750

Recorded in Official Records, County of San Bernardino, Errol J. Mackzum, Recorder
10.00
Doc No. 19980231433
10:58am 06/17/98

205 40126304 01 05

1 PG	2 FEE	3 APF	4 GIMS	5 PH CPY	6 CRT CPY	7 ADD NM	8 PEN PR	9 PCOR
2	7	3						
NON ST	LN	SVY	5 CIT-CO	TRANS TAX		DA	6 CHRG	2 EXAM

GRANT DEED *

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ~~George~~ Jacobs and ~~Jacqueline Jacobs~~, husband and wife
Do hereby GRANT to ~~George~~ Jacobs and ~~Jacqueline Jacobs, husband and wife~~
the real property in the City of Ontario, County of San Bernardino, State of California, described as follows:

Parcel 1 of Record of Survey recorded in Book 18 of Records of Survey, page 32, records of said County.

* **This deed is being recorded solely for the purpose of conforming the legal description of the subject land with survey performed to establish the boundary of the property.**

Dated: March 11, 1998.

George Jacobs
Jacqueline Jacobs

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT No. 5907

State of California
County of San Bernardino

On March 11, 1998 (DATE) before me, Sandra C. Kinos (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),
personally appeared George Jacobs and Jacqueline Jacobs (NAME(S) OF SIGNER(S)),

☒ personally known to me - **OR** - ☐ 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.

SANDRA C. KINOS
Commission # 1117710
Notary Public — California
San Bernardino County
My Comm. Expires Nov 27, 2000

WITNESS my hand and official seal.

Sandra C. Kinos
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____ _____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

March 11, 1998
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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Transaction History

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History Record #1	**FINANCE**		
Mortgage Recording Date:	10/14/2003	Mortgage Transfer Type:	Refinance
Mortgage Document #:	2003.775200	Mortgage Rate Type:	VAR
Lender:	WELLS FARGO BANK	Mortgage Term:	
Document Type:	Trust Deed/Mortgage	Mortgage Rate:	
Loan Amount:	$32,600.00	Borrower 2:	VALENCIANO ROSARIO R
Borrower 1:	VALENCIANO JOHN D	Borrower 4:	
Borrower 3:			

History Record #2	**SALE/TRANSFER**		
Buyer:	JACOBS,GEORGE ETUX	Seller:	Jacobs,George Etux
Transaction Date:	06/10/1998	Sales Price:	
Recording Date:	06/17/1998	Sales Price Type:	
Recording Doc #:	1998.231433	Title Company:	UNKNOWN
Document Type:	Deed Transfer		

History Record #3	**SALE/TRANSFER**		
Buyer:	JACOBS,JACQUELINE G	Seller:	Federal Depository Ins Corp
Transaction Date:	11/27/1996	Sales Price:	$416,000.00
Recording Date:	12/04/1996	Sales Price Type:	
Recording Doc #:	1996.446357	Title Company:	CHICAGO TITLE
Document Type:	Deed Transfer		

	FINANCE		
Mortgage Recording Date:	12/04/1996	Mortgage Transfer Type:	Resale
Mortgage Document #:		Mortgage Rate Type:	VAR
Lender:	PACIFIC NATIONAL BANK	Mortgage Term:	
Document Type:	Trust Deed/Mortgage	Mortgage Rate:	8
Loan Amount:	$374,400.00	Borrower 2:	
Borrower 1:	JACOBS JACQUELINE G	Borrower 4:	
Borrower 3:			

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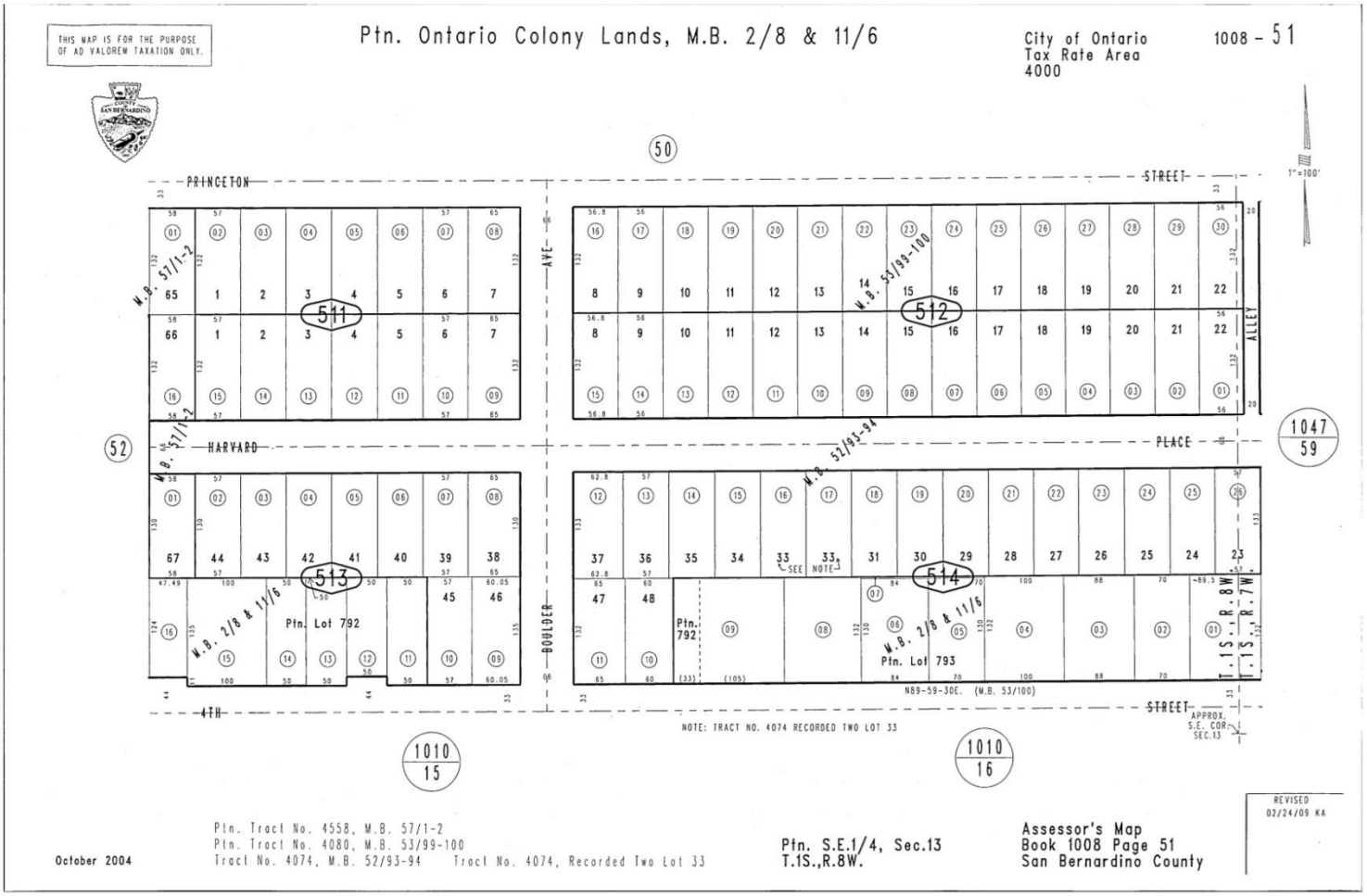

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APPENDIX E

RESUMES OF KEY GEOKINETICS PERSONNEL

GeoKinetics
Geotechnical & Environmental Engineers

Kevin J. Lea, P.E.
Professional Engineer

Education

MBA, University of California at Irvine, 1993
BS in Electrical Engineering, University of California at San Diego, 1986

Professional History

Senior Project Engineer, December 2007 to Present
GeoKinetics Inc., Irvine, California
Professional Civil Engineer / Project Manager, 1998 to December 2007
Carlin Environmental Consulting, Tustin, California
Quality Control Engineer / Source Manager, 1997 to 2002
Northrop-Grumman, Rolling Meadows, Illinois
Senior Systems Engineer, 1986 to 1993
Loral Aerospace, Newport Beach, California

Certifications and Professional Organizations

Qualified SWPPP Developer (QSD) & Qualified SWPPP Practitioner (QSP)

Member and Consultant to the Los Angeles Department of Building and Safety's "Methane Experts Task Force".

Experience

Mr. Lea has extensive experience in the investigation and mitigation of subsurface biogenic and petrogenic combustible gases. He has been responsible for the subsurface gas investigations at several hundred properties in the past 15 years. He has also been responsible for the subsequent design and construction of the mitigation measures required, based on the investigation results. His design experience has been focused on both new building applications as well as retrofit designs incorporated into existing buildings. Typical designs have included sub-slab ventilation piping, Liquid Boot® membranes, HDPE membranes, passive and active vent riser systems, sub-slab pressure sensors, electronic gas detection and alarm systems, mechanical ventilation systems, dewatering systems, trench dams and conduit seals.

Mr. Lea has extensive experience with the specific requirements of numerous governmental agencies with regard to combustible gas mitigation systems. Because of the significant requirement differences among oversight agencies, he has been able to work with several regulatory agencies to either modify or clarify their applicable code sections so that they remain consistent with typical industry standards. Because of this inter-departmental knowledge, he has been able to facilitate many teams of architects and civil, mechanical and electrical engineers into modifying building designs that can more easily incorporate these mitigation designs.

Mr. Lea has extensive experience in the location, investigation, and abandonment of oil and gas wells to current DOGGR standards. He has been responsible for the incorporation of the abandoned well location and its subsequent mitigation into numerous future building mitigation systems.

Mr. Lea has extensive experience in the installation of fluid applied membranes for all types of foundation and building types including slab on grade (one and two pour

systems), pile driven foundations, mat slab foundations, grade beams, sump pits, elevator pits and shotcrete, CMU and poured in place sub-grade wall systems. Because of this knowledge, he has been able to advise construction professionals not only on the best methods to apply mitigation designs, but on the budgeting aspects of their projects so that the most cost effective solutions can be utilized.

Mr. Lea has experience in the design and installation of subsurface gas mitigation systems as they apply to Volatile Organic Compound (VOC) site mitigation. This experience includes the knowledge of the chemical compatibility of spray applied membranes with respect to the specific vapor barrier application.

Mr. Lea has experience in most construction techniques for residential and commercial buildings. This experience includes the review of design drawings, hands-on field construction observation and inspection, and the investigation, assessment and litigation of alleged construction defects.

Mr. Lea has extensive experience in the completion of Phase I and Phase II environmental site assessments and investigations. He has performed hundreds of initial site screening assessments in order to advise and assist clients in regard to real estate transactional environmental issues. He has written, clarified, reviewed, edited, proof-read and published these engineering reports. He has been involved in the development, design, cost estimation, permitting, construction and/or operation of remediation systems for properties contaminated with petroleum hydrocarbons, heavy metals, PCB's, solvents and pesticides. He is knowledgeable of the application of numerous remediative techniques including vapor extraction, soil venting, air-stripping and granular activated carbon groundwater filtration systems for several remediation projects including those caused by underground storage tanks, chemical usage, oil wells, refineries, natural gas and oil seeps and landfills.

Mr. Lea has extensive experience in CAD-based information systems. He has created and illustrated numerous project drawing sets and exhibits for use in explaining and developing project concepts and solving project problems. He has extensive experience in illustrating project specific information using aerial, topographic, CAD-based and environmental/oil field map making and interpretation tasks. Based on this knowledge, he has been able to directly assist architects and civil, mechanical and electrical engineers in their building design drawings and applications.

Mr. Lea has shown multidisciplinary engineering knowledge throughout his career. As listed above, he has training and experience in the environmental and civil engineering fields. He also has site management experience within the geotechnical field as well as training and experience in the electrical and aerospace engineering fields. His electrical and aerospace experience includes participation in the design, testing and integration of several electro-optical systems for several military products. This experience aids Mr. Lea's ability to solve system level engineering problems both in the laboratory and in the field. This multidisciplinary engineering experience has allowed Mr. Lea to arrive at system level solutions to project level problems by evaluating issues from several engineering viewpoints.

APPENDIX F – SOIL MANAGEMENT PLAN

DRAFT Soil Management Plan

Watermarke Project
Assessor's Parcel Number (APN) 1008-522-02
1028 W. 4th Street
Ontario, California 91762

Prepared for:

JAFAM Corporation
3200 Inland Empire Boulevard, Suite 220
Ontario, California 91764

SCS ENGINEERS

01222196.00 | January 20, 2023

8799 Balboa Avenue, Suite 290
San Diego, CA 92123
858-571-5500

January 20, 2023
Number: 01222196.00

JAFAM Corporation
Mr. Trevor Fabeck
3200 Inland Empire Boulevard, Suite 220
Ontario, California 91764

Subject: **DRAFT Soil Management Plan (SMP)**

Site: **Watermarke Project**
Assessor's Parcel Number (APN) 1008-522-02
1028 W. 4th Street
Ontario, California 91762

Dear Mr. Fabeck:

SCS Engineers (SCS) is pleased to present this SMP for the above-described Site. The work described in this SMP was performed by SCS in general accordance with Agreement for Services 010766222 (herein referred to as Exhibit 00) and the Agreement for Professional Services (Contract) between SCS and JAFAM Corporation (Client). The Contract and Exhibit 00 were fully executed on July 28, 2022.

If we can be of further assistance, or if you have any questions regarding the above scope of work, please contact one of the undersigned at (858) 571-5500 or the provided email addresses.

Sincerely,

Allison O'Neal
Staff Professional
SCS ENGINEERS
aoneal@scsengineers.com

Luke Montague, MESM, PG 8071
Vice President
SCS ENGINEERS
lmontague@scsengineers.com

Keith L. Etchells, PG 8028, CHg 981
Project Manager
SCS ENGINEERS
ketchells@scsengineers.com

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A DTSC No Further Action Letter and Land Use Covenant
B Laboratory Analytical Results
C Conceptual VIMS Design

DISCLAIMER

This SMP has been prepared with specific application to the property located at 1028 West 4th Street, Ontario, California, in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein. Aside from review by the lead regulatory agency, the California Environmental Protection Agency (EPA) Department of Toxic Substances Control (DTSC), no other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content, or information embedded therein. Third parties use this report at their own risk.

1 BACKGROUND

INTRODUCTION AND OBJECTIVES

SCS Engineers (SCS) was retained by JAFAM Corporation (Client), to prepare this Soil Management Plan (SMP) to be used during redevelopment grading and other tasks at the proposed Watermarke Project (Project) at the real property located at 1028 W. 4th Street, Ontario, California (Site) (Figure 1). The SMP documents the proposed soil screening and mitigation methods for excavation activities for a proposed mixed use residential and commercial redevelopment project in areas of known subsurface contamination and for soil with visual or other indications of impacts that may be encountered in other areas of the Site during redevelopment.

Based on conversations with the Client, the proposed mixed-use Project for the Site will consist of 360 multifamily residential dwellings (including some on the ground floor) and 4,000 square feet, 2-story retail space constructed within four stories above grade elevation (Figure 2) around a six-story tall parking structure that will be situated toward the central portion of the Site. Regulatory oversight for the Site has been provided by the State of California Department of Toxic Substance Control (DTSC). This SMP was prepared based on our understanding of the existing environmental dataset for the Site, additional soil and soil vapor sampling activities that were conducted by SCS in October of 2022 in connection with the proposed redevelopment project, our discussions with the Client, and experience with similar projects.

The objective of this SMP is to provide guidance for managing chemicals of potential concern (COPCs)-bearing soil and soil vapor that primarily contains tetrachloroethene (PCE) from former on-Site dry-cleaning facilities that will be excavated during construction activities, and summarizes vapor intrusion mitigation system engineering controls proposed for the new Site buildings associated with redevelopment of the Site. As part of redevelopment, the existing Site buildings including the United States Postal Service (USPS) office building on the northwestern portion of the Site will be demolished. According to the *Geotechnical Report* dated November 27, 2019 and prepared by Partner Assessment Corporation (Partner), excavations on-Site to depths of up to 4 feet below grade (fbg) are recommended for building foundations and/or slabs on grade, and up to 15 fbg for drilled shaft foundations. The SMP for the Site calls for removal and off-Site disposal of locally impacted volatile organic compound (VOC)-bearing soil in areas of proposed redevelopment excavation, with concentrations of COPCs that are reported to exceed DTSC Recommended Screening Levels for residential soil. Large quantities of waste soil are not anticipated to be generated during these activities based on a review of the proposed redevelopment plans and the prior shallow soil sampling data available for the Site. Since soil suspected of being impacted by COPCs may be encountered in other areas during grading or other redevelopment activities, the SMP also provides guidance for testing as well as managing this soil. In addition, since redevelopment activities could expose areas of soil with the potential for release of VOC vapors or fugitive dust, the SMP describes monitoring and mitigation measures to be completed during mass grading activities regarding these issues.

SETTING AND SITE HISTORY

SCS understands that the Site consists of County of San Bernardino Assessor Parcel Number 1008-522-02 comprising approximately 5.8 acres of land in Ontario, California (Figure 1). The Site is located on the northeast corner of West 4th Street and North Mountain Avenue in Ontario, California. Reportedly, the Site is developed with two commercial buildings – one that is currently occupied by a United States Postal Service (USPS) office, and the other currently a commercial retail building that is currently occupied by various small retail tenants, and was previously occupied by a dry cleaner. Note that the western portion of the commercial retail building has been demolished, with the

eastern portion of this building still present and occupied. The Site is bounded to the north by church property and single-family residences, to the east by single-family residences, to the west by North Mountain Avenue, and to the south by West 4th Street. Please refer to Figure 2 for a graphical depiction of the Site including the proposed redevelopment plans, location of the former dry cleaner, and existing commercial deed restriction extents.

Based on reports and documents available for the Site from the DTSC EnviroStor website[1], the former dry-cleaning tenant previously experienced a release of chlorinated solvents including the chlorinated volatile organic compound tetrachloroethene (PCE) impacting soil and soil vapor, which was remediated using soil vapor extraction under regulatory oversight from the DTSC. The unauthorized release case was closed by the DTSC with land use restrictions in place on December 21, 2017 (See Appendix A). The land use restrictions consist of a land use covenant for commercial/industrial land use only on the portion of the Site where the former dry-cleaning release occurred, and is depicted on Figure 2. The proposed parking structure for the Project has been designed to encompass the entire area of the land use covenant.

The Site was used for agriculture beginning some time prior to 1938, when the Site was a citrus grove; this use continued until at least 1954. Commercial development began at the Site in approximately 1957, and by 1963, the configuration of the buildings at the Site was approximately as it is today. Since that date, these properties have been developed for commercial/retail uses.

Current businesses at the Site include the United States Postal Service (post office; 1126 North Mountain Avenue), William Computer Repair (computer repair; 1044 West 4th Street), Corks & Cans Liquor (liquor store; 1040 West 4th Street); Bumsteads Bicycles (retail and bicycle repair; 1038 West 4th Street), Quality Drinking Water (retail; 1034 West 4th Street), B&F Rod & Reel Fishing Tackle (retail; 1028 West 4th Street).

A former dry-cleaning establishment, Ontario Plaza Laundromat/Cleaners (formerly located in the northwest corner of the commercial retail building at 1118 North Mountain Avenue in the portion of the building that was previously demolished) was identified at the Site from approximately 1960 to 2008. The Fabricare Dry Cleaner (1026 West 4th Street in the eastern portion of the commercial retail building that is still standing and used for commercial retail purposes) occupied the farthest east side of the Site building reportedly from 1964 until February 2020. Although the County of San Bernardino Fire Department Certified Unified Program Agency records indicate that waste perchlorate was permitted at the Fabricare Dry Cleaner until 2019, current Site owner representatives report that on-Site use of PCE was discontinued in 2017. Extensive soil and soil vapor sampling and remedial measures have previously been conducted at the Site to address the former dry-cleaning land uses, and several soil screening and mitigation measures are proposed to be carried out during construction of the proposed commercial project at the Site, as discussed in this SMP.

HISTORICAL ENVIRONMENTAL ASSESSMENT AND MITIGATION SUMMARY

Regulatory Oversight and Subsurface Assessment (2005-2010)

Prior to regulatory agency oversight, several subsurface investigations were conducted by Shaw and Bureau Veritas (BV) to evaluate the potential presence, nature, and extent of PCE in the subsurface of the Site. Shaw conducted a limited investigation in the area of the Ontario Plaza Laundromat & Dry Cleaner and Fabricare Dry Cleaning involving the collection of soil and soil vapor samples in 2005 and 2008 (Shaw, 2005 and 2008). BV conducted a soil vapor survey and collected soil

[1] https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001166

samples in 2007 (BV, 2008a) and conducted an additional soil vapor survey in 2008 (BV, 2008b). Based on the results of these investigations, Environ conducted a supplemental soil vapor survey, installed two groundwater monitoring wells, and conducted indoor air sampling at the Site in 2009 (ENVIRON, 2009) to further evaluate the nature and extent of PCE in the subsurface. Based on the results of these investigations and Environ's recommendations, JAFAM entered into a voluntary cleanup program with the DTSC in June 2009. With the oversight of the DTSC, Environ conducted an additional investigation in 2010 (ENVIRON, 2011) to further evaluate the extent of PCE in the subsurface at the Site and install three quad-nested soil vapor extraction (SVE) wells in previously identified PCE source areas.

Soil Vapor Extraction (SVE) Remediation (2011-2012)

Based on Environ's supplemental investigations performed in 2009 and 2010, and under the direction of DTSC, JAFAM implemented a SVE remedy to address the PCE in soil and soil vapor at the Site.

The SVE system started operation on March 4, 2011. The system consisted of three 12-inch-diameter, quad-nested vapor extraction wells designated (SVE-1, SVE-2, and SVE-3). Each SVE well consisted of screened intervals from approximately 10 to 40 feet fbg (Zone A), 50 to 80 fbg (Zone B), 100 to 130 (Zone C) and 160 to 190 feet fbg (Zone D). The SVE wells were connected to the SVE unit with 2-inch-diameter pipes.

Ramboll reported the theoretical removal of approximately 758 pounds of total VOCs from the Site subsurface via operation of the SVE system according to their calculations including total air flow rate recorded from the SVE system and laboratory analytical results of extracted VOC-bearing vapor. The results of the SVE remediation and detailed operation activities are summarized in a report prepared by Environ (Environ) titled, *Soil Vapor Extraction Pilot Test Study and Progress Report* dated October 2011 (ENVIRON, 2011). At the direction of DTSC, the SVE system was shut down on June 5, 2012.

Confirmation Soil Vapor Sampling, Indoor Air Quality Sampling, and Human Health Risk Assessment (2012-2013)

In August and September 2012, Environ conducted soil vapor sampling, indoor air sampling, and completed a human health risk assessment (HHRA) to assess efficacy of the SVE activities and evaluate potential health risks associated with potential redevelopment. Environ collected 13 indoor air samples and ambient outdoor air samples to support the completion of a HHRA, including the collection of an indoor air sample inside the Site building where the USPS is intending on remaining throughout and subsequent to the proposed Site redevelopment. The results of the confirmation soil vapor sampling, indoor air quality sampling, and HHRA were provided to the DTSC in Environ's *Progress Report* dated April 2013 (ENVIRON, 2013a).

PCE results of the indoor air sampling completed within the USPS building were reported to be 2.8 micrograms per square meter ($\mu g/m^3$). Under the direction of DTSC, Environ conducted a HHRA at the Site using post-remediation soil vapor characterization data to evaluate potential health risks to future on-Site commercial workers and residents potentially exposed to chemicals through inhalation of soil vapor migrating from the subsurface to indoor and/or ambient air.

The technical approach used by Environ in the HHRA involved developing Site-specific risk-based target concentrations (RBTCs) for chemicals detected in soil vapor. The Site-specific RBTCs were developed for the potentially exposed populations and exposure pathways identified for the Site. The potentially complete exposure pathways identified for on-Site commercial workers and residents include inhalation of volatile chemicals migrating from soil vapor in the subsurface into indoor or

ambient air. Because the exposure to vapors migrating to indoor air is the most conservative evaluation based on the chemical concentration in air, the soil vapor to ambient air pathway was not quantitatively evaluated in this report.

Screening soil vapor RBTCs were conservatively calculated assuming the soil vapor sampling depth was immediately below the engineered fill of the building. A comparison of Site data to the screening soil vapor RBTCs showed that all detected chemicals, with the exception of PCE at a few locations, were below their RBTCs.

Based on the results of the confirmation soil vapor sampling, indoor air quality sampling, and HHRA, Environ recommended that the western portion of the Site be designated for commercial redevelopment and that grading and construction activities proceed without the implementation of additional mitigation measures. In addition, Environ concluded that no further indoor air sampling was warranted at the Site. The DTSC approved the report and its recommendations in a letter dated June 20, 2013.

TOPOGRAPHY

The Site and surrounding area has a generally flat topography with a slight slope to the south-southwest. The Site is situated approximately 1,000 feet above mean sea level (MSL). According to the United States Geological Survey (USGS), 7.5 minute topographic map of Ontario, California dated 1981, the Site is located in the southeast one quarter of Section 13, Township 1 South, Range 8 West, San Bernardino Baseline and Meridian.

GEOLOGY AND HYDROGEOLOGY

Geologically, the Site is located in the eastern portion of the Inland Valley, also known as the Inland Empire, within the Peninsular Ranges Geomorphic Province of California. The Inland Valley is bounded by the San Bernardino Mountains to the northeast, the San Gabriel Mountains to the north, the Chino Hills to the southwest, and hilly uplands to the southeast that separate it from the San Jacinto Basin.

Based on a review of the available information and boring logs the Site is underlain by Quaternary-aged surficial sediments with shallow soils and unconsolidated sediments consisting of alternating beds of well-graded, fine- to coarse-grained sands with varying amounts of gravel, cobbles, and silty sand to a depth of approximately 515 feet.[2] Localized silt to sandy silt layers, ranging from approximately 2 to 20 feet in thickness, are present from approximately 90 feet below ground surface (fbg) to approximately 500 feet fbg. A 10-foot -thick silt layer was encountered in the two deep well borings at the Site at approximately 190 feet fbg. Another 10- to 14-foot-thick silt/clay layer was encountered at approximately 400 feet fbg.

The Site is located in the Chino Subbasin of the Upper Santa Ana Valley Groundwater Basin. The water-bearing units in the Chino Subbasin include Holocene and Upper Pleistocene alluvium. The Holocene alluvium consists mainly of alluvial-fan deposits, with maximum thickness of approximately 150 feet. In the vicinity of the Site, these sediments are typically 150 feet thick. The alluvium is coarsest in and near the mouths of the canyons, and is finer away from canyon mouths in the southern part of the sub-basin. In the vicinity of the Site, the alluvium is coarse and unsaturated.

Thin, discontinuous perched water zones exist beneath the Site at approximate depths of 290 feet fbg (near on-Site Well ENB-2) and approximately 330 feet fbg (near on-Site Well ENB-1A). A regional

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[2] Dibblee Jr., Thomas W., and edited by Minch, John A., Geologic Map of the San Dimas and Ontario Quadrangles, Los Angeles and San Bernardino Counties, California, California Geological Survey, 2002.

groundwater aquifer is present at approximately 470 feet fbg. The limited available data suggest that the perched water is isolated from the regional groundwater aquifer.

2 FIELD ACTIVITIES

SOIL SAMPLING AND ANALYSIS

In order to assess current concentrations of COPCs in shallow soil (i.e., upper 3 to 4 feet deep) that may be encountered during grading and excavation activities as part of the proposed Project, on October 4, 2022, SCS advanced 16 soil borings with a direct drill rig (borings SCS1, SCS2, SCS3, SCS4, SCS5, SCS6, SCS7, SCS8, SCS9, SCS10, SCS11, SCS12, SCS13, SCS14, SCS15, and SCS16) to total depths of up to 8 fbg at the Site (Figure 3). Due to resistant soil conditions, recovery of soil samples at 1 or 2 feet below the ground surface was not possible in borings SCS1, SCS5, SCS7, SCS12, SCS13, and SCS16. The following table summarizes the completed soil borings with depths and laboratory analysis for soil samples.

Boring ID	Boring Depth (feet bgs)	Boring Locations/Rationale	Lab Analysis/ Sample Depths	Number of Samples Analyzed
SCS1 and SCS2	8	Shallow soil in the vicinity of previous soil borings SB-3 and BV-9 reported to potentially be in the vicinity of a sewer utility historically servicing the Site building that contained the dry cleaners.	TPH – 2 fbg in SCS1 and 1 fbg in SCS2 CAM 17 Metals – 2 fbg in SCS1 and 1 fbg in SCS2 VOCs – 1 and 3 fbg	2 TPH 2 Metals 4 VOCs
SCS3, SCS4, SCS5, SCS6, SCS7, SCS8, SCS9	8	Shallow soil in the vicinity of the former dry cleaners and previous soil boring SB-4 were historically reported to contain the highest concentration of PCE-bearing soil	TPH – 1 fbg, except 3 fbg in SCS5 and SCS7 CAM 17 Metals – 1 foot fbg, except 3 fbg in SCS5 and SCS7 VOCs – 1 and 3 fbg, except 3 and 4 fbg in SCS5 and SCS7	7 TPH 7 Metals 14 VOCs
SCS10	8	Former dumpster area in the vicinity of historical soil sample ENB-2.	TPH – 1 fbg CAM 17 Metals – 1 fbg VOCs – 1 and 3 fbg	1 TPH 1 Metals 2 VOCs
SCS11, SCS12, SCS13, SCS14, SCS15, SCS16	8	Select additional locations to provide additional lateral delineation to dry cleaner building releases and spatially variable shallow soil quality throughout the Project extent.	TPH – 1 foot bgs, except 2 fbg in SCS13 and SCS16, and 3 fbg in SCS12 CAM 17 Metals – 1 fbg, except 2 fbg in SCS13 and SCS16, and 3 fbgfin SCS12 VOCs – 1 and 3 fbg, except 2 and 3 fbg in SCS13 and SCS16, and 3 fbg in SCS12	6 TPH 6 Metals 11 VOCs

Notes:
TPH: Extended range total petroleum hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), and TPH as oil (TPHo) in accordance with EPA Method 8015B
Metals: CAM 17 Metals in accordance with EPA method 6010B/7000

VOCs: Volatile organic compounds in accordance with EPA Method 8260B
Lead: Lead in accordance with EPA Method 6010B
WET Lead: Waste extraction test for lead concentration above the CA Title 22 Soluble Threshold Limit Concentration in accordance with EPA Method 6010B

Soil samples collected with the direct-push drilling method used a stainless steel drilling rod with an internal clear acetate liner. After selecting the targeted depth intervals from the liner and separation the ends of each sample were covered with Teflon® sheeting and closed with end caps for handling and transportation. The sampler liners, sheeting, and end caps all arrived at the Site clean in manufacturer's packaging and the sampling equipment was decontaminated on-Site between soil samples to minimize the likelihood of "cross-contaminating" the samples and to minimize the potential for a "false positive" in the soil samples analyzed. For the direct-push drilling activities, no soil cuttings were generated. The direct-push borings were backfilled with hydrated bentonite granules after completion.

The sample containers were labeled and delivered to an off-Site laboratory for analysis. Chain-of-custody procedures were implemented for sample tracking. A copy of the laboratory analytical report is provided in Appendix B.

SOIL VAPOR SAMPLING AND ANALYSIS

On October 11, 2022, SCS oversaw the drilling and installation of 20 soil vapor probes (SVP-1 SVP-2, SVP-3, SVP-4, SVP-5, SVP-6, SVP-7, SVP-8, SVP-9, SVP-10, SVP-11, SVP-12, SVP-13, SVP-14, SVP-15, SVP-16, SVP-17, SVP-18, SVP-19, and SVP-20) to assess the area of the proposed structures at Site for the conceptual design of a vapor intrusion mitigation system (VIMS). Locations of soil vapor samples are included in Figure 3.

The soil vapor sample probes SVP-1 through SVP-20 were advanced with a direct-push drilling rig to depths of approximately 5 fbg. The vapor probes were constructed with vapor inlets constructed at 5 fbg which were attached to the sealable surface completions with eighth of an inch diameter Nylaflow tubing. For each soil vapor probe, the 5 fbg vapor inlet was topped with dry bentonite from 4.5 to 4.8 fbg above the sand, and topped with hydrated granular bentonite seal extending to grade in a flush mount vault.

Soil vapor sampling activities were conducted in general accordance with the Department of Toxic Substances Control (DTSC), Los Angeles RWQCB, and San Francisco RWQCB Advisory on Active Soil Gas Investigations, dated July 2015. A temporary soil vapor well, consisting of Nylaflow™ tubing attached to a soil vapor probe tip, was installed near the bottom of each boring. An appropriate sand pack a minimum of 6 inches thick was placed around the soil vapor probe tip, and the borings were backfilled with at least 6 inches of dry granular bentonite above each sample port and topped with hydrated granular bentonite to the surface. The soil vapor sampling probes were allowed to stabilize for approximately 2 hours prior to sampling, followed by removing the DTSC-default of three purge volumes, and performing a shut-in test and leak test to confirm no leaks in the probe construction and vapor sampling train existed prior to sample collection.

Soil vapor samples were collected from the soil vapor sampling probes by collecting soil vapor drawn through the probes into laboratory-provided summa canisters. Soil vapor samples were handed to an on-Site state-certified, mobile laboratory (H&P Mobile Geochemistry) and analyzed for VOCs in general accordance with U.S. Environmental Protection Agency (EPA) Method TO-15. In accordance with the DTSC guidance, one replicate sample was analyzed (SVP-11-5 Rep). Chain-of-custody procedures were implemented for sample tracking.

3 FINDINGS

LABORATORY ANALYTICAL RESULTS

Soil Sample Analytical Results

The results of the soil samples collected and analyzed during the above-described sampling activities on October 4, 2022, are summarized below and are tabulated in Tables 2 and 3, and depicted on Figures 4 and 5. Copies of the laboratory reports are included in Appendix B.

Total Petroleum Hydrocarbons (TPH)

A total of 15 soil samples were analyzed for extended-range TPH in accordance with EPA Method 8015B. Concentrations of TPHg were not reported above the laboratory reporting limits in any of the samples analyzed. Concentrations of TPHd was reported in 1 of the 15 samples analyzed with a reported detection of 10 mg/kg in sample SCS6-1. Concentrations above the laboratory reporting limit of TPHo were reported in 11 of the 15 samples analyzed, with detections ranging from 66 mg/kg in sample SCS6-1 to a maximum of 2,900 mg/kg in sample SCS3-1. In our experience, the presence of TPHo in the reported range of concentrations coupled with the depth below grade that the samples were collected appear to the presence of asphalt paving used in the overlying parking lot.

Volatile Organic Compounds (VOCs)

A total of 31 samples collected from the Site were analyzed for VOCs in accordance with EPA Method 8260B. Detectable PCE above the laboratory reporting limit was reported in 1 of the 31 samples analyzed, sample SCS10-1 at 5.8 micrograms per kilogram (µg/kg). All the other samples were not reported to contain VOCs above the respective reporting limits.

Lead and Other Metals

Soil analytical results for lead and other metals indicated metals were detected above laboratory reporting limits in several samples. Only one of the analyzed soil samples (SCS12-3') was reported to contain a lead concentration (95 mg/kg) above the Regional Water Quality Control Board (RWQCB) Soil Screening Level (SSL) for waste (i.e., soil export) which is 23.9 mg/kg. Tier 1 SSLs are the criteria by which soil is judged to be "inert waste soils that can be reused without restriction" as developed by the RWQCB (Waiver). The data are presented in Table 3.

Soil Vapor Sample Analytical Results

A summary of the laboratory analytical results for soil vapor is presented below. A complete listing of the results is presented in the laboratory analytical report included in Appendix B. The data are presented in Table 4 and depicted on Figure 6.

VOCs in Soil Vapor

A total of twenty-one soil vapor samples, identified as SVP-1 SVP-2, SVP-3, SVP-4, SVP-5, SVP-6, SVP-7, SVP-8, SVP-9, SVP-10, SVP-11, SVP-11 Rep, SVP-12, SVP-13, SVP-14, SVP-15, SVP-16, SVP-17, SVP-18, SVP-19, and SVP-20, were analyzed for VOCs in general accordance with EPA Method TO-15.

Dichlorodifluoromethane (F12), carbon disulfide, chloroform, trichlorofluoromethane (F11), PCE, bromodichloromethane, and toluene, and were reported to be present above the respective

laboratory reporting limits in one or more of the soil vapor samples collected at the Site. All other VOCs analyzed were reported to be below the respective laboratory reporting limits.

The uses and presence of these VOCs are summarized below:

- PCE is used as a solvent in industry as well as the dry cleaning and auto repair industry. It's moderately to highly likely that the presence of this solvent in soil vapor beneath the Site is a result of spills or release(s) from the former dry-cleaning facility on-Site. Concentrations of PCE were reported in all 21 samples analyzed, and ranged from 53 micrograms per cubic meters (µg/m^3) in sample SVP-13-5 to a maximum of 10,000 µg/m^3 in sample SVP-5-5.
- F12 and F11 are used as refrigerant compounds and for aerosol spray propellant. Concentrations of F12 were reported in 17 of the 21 samples analyzed, and ranged from 7.4 µg/m^3 in sample SVP-12-5 to a maximum of 51 µg/m^3 in sample SVP-16-5. Concentrations of F11 was reported in 1 of the 21 samples analyzed, sample SVP-20-5 at 7.1 µg/m^3.
- Carbon disulfide is used to make rubber, viscose rayon, cellophane, and carbon tetrachloride. Concentrations of carbon disulfide were reported in 2 of the 21 samples analyzed, and ranged from 7.1 µg/m^3 in sample SVP-1-5 to a maximum of 31 µg/m^3 in sample SVP-16-5.
- Chloroform is commonly found in municipal water systems as a disinfectant by-product and is typically found near municipal water sources such as irrigation lines, hose spigots, and water lines. It is also used as a solvent for lacquers, floor polishes, resins, adhesives, alkaloids, fats, oils, and rubber, and in the building, paper, and board industries, and in pesticide and film production. Chloroform concentrations in soil vapor beneath the Site appear to be what would typically be associated with municipal water treatment, except sample SVP-16 which is somewhat elevated. Concentrations of chloroform were reported in 6 of the 21 samples analyzed, and ranged from 8.8 µg/m^3 in sample SVP-14-5 to a maximum of 220 µg/m^3 in sample SVP-16-5.
- Bromodichloromethane has formerly been used as a flame retardant, and a solvent for fats and waxes and because of its high density for mineral separation. Now it is only used as a reagent or intermediate in organic chemistry. Concentrations of bromodichloromethane were reported in 1 of the 21 samples analyzed, sample SVP-9-5 at 43 µg/m^3.
- Toluene is a typical constituent associated with petroleum hydrocarbons such as gasoline. Concentrations of toluene were reported 3 of the 21 samples analyzed, and ranged from 4.4 µg/m^3 in sample SVP-19-5 to a maximum of 5.6 µg/m^3 in sample SVP-4-5.

Based on the relatively low but consistent concentrations of F12, F11, carbon disulfide, bromodichloromethane, and toluene throughout the Site, it's not clear whether these VOCs in soil vapor beneath the Site resulted from an on- or off-Site source.

4 VAPOR INTRUSION RISK SCREENING (VIRS)

Since VOCs (including F12, carbon disulfide, chloroform, F11, PCE, bromodichloromethane, and toluene) were reported to be present in soil vapor above the laboratory reporting limits, a VIRS was conducted (Table 4) to assess the potential for Significant human health risk posed to occupants of the existing commercial and future residential and commercial use Site building due to the upward migration of VOCs in soil vapor.

Approach

VOC-bearing soil vapor may originate from impacted soil or groundwater. In this case, VOCs in soil vapor are interpreted to be from possible subsurface impacts in connection with the former dry cleaning operations at the Site. The highest soil vapor concentration detected beneath the Site was conservatively assumed to be present beneath the entire Site to estimate conservative-case-scenario predicted indoor air concentrations for the existing and future commercial use buildings and future residential land use proposed for the Site. The estimates of the theoretical indoor air concentrations were then compared against the most recently published screening levels[3] to assess the potential for Significant human health risk posed to potential building occupants due to the upward migration of VOCs in soil vapor.

The VIRS was conducted using the DTSC default Attenuation Factors (AF)[4] for existing commercial, future residential, and future commercial use buildings (0.001, 0.001, and 0.0005, respectively). To be conservative, the AF was then applied to the highest reported concentration of each constituent reported in soil vapor. The resulting values were compared against the DTSC-Modified Screening Levels (DTSC-SLs) provided in DTSC Human Health Risk Assessment (HHRA) Note 3[5] in conjunction with DTSC HHRA Note 4[6].

Note that it is our understanding that based on recent projects with DTSC oversight as well as their presentation at the National Brownfields Conference in December 2019 and their more recent presentation at the Center for Creative Land Use Recycling (CCLR) U.S. EPA Region 9 Conference in June 2022, as well as in the DTSC August 2022 Vapor Intrusion Update[7], the DTSC is continuing to allow the use of the DTSC 2011 Vapor Intrusion Guidance and attenuation factors. Therefore, the DTSC 2011 Guidance is used herein.

VIRS Results

In the table below, the highest reported concentration of each constituent reported in soil vapor was multiplied by the default attenuation factors for an existing commercial use/future residential use and a proposed commercial use from the DTSC 2011 Guidance to obtain a predicted indoor air concentration. To evaluate for a potential vapor intrusion risk, the resulting values were compared against the DTSC-Modified Screening Levels (DTSC-SLs) provided in DTSC Human Health Risk Assessment (HHRA) Note 3, or, if a DTSC-SL has not been established for a constituent (e.g., chloroform), the Environmental Protection Agency (EPA) Regional Screening Level (RSL) dated November 2022, was used.

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3 Human Health Risk Assessment (HHRA) Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3. Screening Levels for Ambient Air, June 2020 Update, Revised May 2022. If a DTSC-SL has not been established for a constituent (e.g., chloroform), the Environmental Protection Agency (EPA) Regional Screening Level (RSL) dated November 2021, was used.

4 Department of Toxic Substances Control (DTSC), State of California Vapor Intrusion Guidance Document - Final, dated October 2011. Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.

5 Human Health Risk Assessment Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3 - Screening Levels for Ambient Air, June 2020 Update Revised May 2022. For constituents for which a DTSC-SL is not available (chloroform, dichlorodifluoromethane, ethylbenzene, 1,2,4- and 1,3,5-trimethylbenzene, and xylenes), the Regional Screening Level (RSL) provided by the U.S. Environmental Protection Agency (EPA) and updated November 2022 was used.

6 Human Health Risk Assessment Note 4 – Guidance for Screening Level Human Health Risk Assessments, March 29, 2022.

7 DTSC Vapor Intrusion Advisory, August 2022, accessed at <https://dtsc.ca.gov/wp-content/uploads/sites/31/2022/08/Vapor-Intrusion-Update-August-2022-006.pdf>

VOC	Maximum Concentration Detected at the Site	Predicted Indoor Air Concentration for Existing Commercial and Future Residential Use [1]	Predicted Indoor Air Concentration for Future Commercial Use [2]	DTSC/EPA Screening Levels[3] Commercial/ Residential	Action Recommended (based on attenuation factors described herein)
	($\mu g/m^3$)				
F12	51	0.051	0.0255	440/100	No
Carbon disulfide	31	0.031	0.0155	3,100/730	No
Chloroform	220	0.22	0.11	0.53/0.12	Yes
F11	7.1	0.0071	0.00355	5,300/1,300	No
PCE	10,000	10	5	2/0.46	Yes
Bromodichloro methane	43	0.043	0.0215	0.33/0.076	No
Toluene	5.6	0.0056	0.0028	1,300/310	No

Notes:

$\mu g/m^3$ – micrograms per cubic meter.

1 Maximum soil vapor concentration multiplied by the default Department of Substances Control (DTSC) attenuation factor of 0.001 for an existing commercial building and future residential building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the *Final Guidance for the Evaluation and Mitigation of Subsurface Intrusion to Indoor Air* (Vapor Intrusion Guidance), prepared by the DTSC and dated October 2011.

2 Maximum soil vapor concentration multiplied by the default DTSC attenuation factor of 0.0005 for a future commercial building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.

3 Human Health Risk Assessment Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3 - Screening Levels for Ambient Air. Commercial/Industrial June 2020 Update, Revised May 2022. For constituents for which a DTSC-SL is not available (chloroform, dichlorodifluoromethane, ethylbenzene, 1,2,4- and 1,3,5-trimethylbenzene, and xylenes), the Regional Screening Level (RSL) provided by the U.S. Environmental Protection Agency (EPA) and updated November 2022 was used.

DTSC 2011 Attenuation Factor Results:

After applying the applicable DTSC attenuation factor of 0.001 for the existing commercial land use and future residential use, and 0.0005 for the future commercial land use to the maximum reported concentrations of VOCs in soil vapor beneath the Site, theoretical concentrations of PCE in indoor air exceed the commercial and residential screening levels for PCE of 2.0 $\mu g/m^3$ and 0.46 $\mu g/m^3$ respectively, indicating a potential Significant human health risk for both the current commercial[8] and future residential and commercial buildings at the Site as a result of vapor intrusion of PCE. In addition, theoretical concentrations of chloroform in indoor air exceed the residential screening levels for chloroform of 0.12 $\mu g/m^3$, indicating a potential Significant human health risk for the future residential buildings at the Site as a result of vapor intrusion of chloroform.

The maximum theoretical concentration for all other VOCs in indoor air at the Site are below the commercial and residential screening levels using the DTSC attenuation factors for an

8 The Closure Request Report (Report) dated July 26, 2016 submitted to DTSC on August 28, 2016 by Ramboll Environ International Corporation concluded that post remediation concentrations of PCE in soil vapor beneath the Site were observed to be within health based acceptable levels suitable for unrestricted land use in Area A and commercial/industrial land use only in Area B which comprises the land use covenant area. The DTSC approved the report and its recommendations in a letter dated June 20, 2013.

existing commercial/future residential land use (0.001) and future commercial land use (0.0005).

In our experience, the possible human health risk as a result of vapor intrusion for the existing and proposed residential use at the Site can be mitigated through the use of engineering controls, such as:

- Increasing building pressurization and/or ventilation
- Sealing potential conduits where vapors may be entering the building
- Treating indoor air (carbon filtration, air purifiers)
- Installing and operating engineered exposure controls (sub-slab depressurization systems beneath existing structures, or installation of a VIMS beneath proposed structures)
- Temporarily relocating building occupants

In addition, to further evaluate the potential for a human health risk at the Site resulting from vapor intrusion, additional diagnostic work using radon as a tracer (i.e., a radon attenuation study) could be conducted to evaluate the building slab and determine a Site- or building-specific attenuation factor, which could then be used to obtain a more accurate prediction of actual indoor air concentrations. Indoor air sampling of existing or future buildings could be conducted for direct measurements of indoor air concentrations as well.

5 PRELIMINARY VIMS DESIGN

Based on the results of the VIRS indicating a possible human health risk as a result of vapor intrusion and the proposed redevelopment of the Site with the Project, installation of a vapor intrusion mitigation system (VIMS) is proposed beneath the ground-level portions of the proposed buildings to mitigate potential vapor phase migration of residual VOCs. The proposed VIMS design will consist of a passive vent system with the option to convert to an active system should the future need arise.

The vapor barrier will conform to the general requirements and specifications presented by the DTSC in the Vapor Intrusion Mitigation Advisory Final Revision 1, dated October 2011 and the San Francisco Bay Regional Water Quality Control Board VIMS Guidance issued in June 2022[9], and will be designed in a fashion that it can be converted from a passive to an active system, if necessary. SCS anticipates the proposed vapor barrier design will include, but not be limited to, the following:

- 4-inch layer of permeable coarse sand with a hydraulic conductivity at least 10^{-3} centimeters per second (cm/s).
- Low-profile, 1-inch sub-slab Multi-flow (or equivalent) vent piping installed within the coarse sand layer, which will transition to 3-inch solid polyvinyl chloride (PVC) pipe where penetration though building footers occurs.
- The solid PVC pipe will then transition to 4-inch carbon steel vent risers, installed on the outside walls of the buildings, which will terminate above the roof line with rainguards.
- T-60 non-woven geotextile base fabric installed over the sand layer.
- CETCO Liquid Boot VI-20 geomembrane installed over the base fabric layer.
- 40-mil CETCO Liquid Boot 500 soil VOC vapor barrier installed over the VI-20 geomembrane layer (for a total membrane thickness of 60 mil).

9 https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/sitecleanup/2022_VIM_Guidance.pdf

- Quality assessment/quality control (QA/QC) of vapor barrier using industry standard smoke testing.
- 8 oz. geotextile protection course installed over the soil VOC vapor membrane.
- An optional 2-inch thick clean sand layer installed over the geotextile layer to protect the VIMS membrane during building construction.

A preliminary VIMS design is included in C, which includes discussion on design components.

6 MITIGATION CRITERIA FOR CONSTITUENT OF CONCERN-BEARING SOIL

Soil Mitigation Criteria are used in this SMP for comparison of the reported soil sample results to applicable risk-based and waste-based soil for the suspected CoCs, which include VOCs such as PCE, lead, and TPH. The applicable regulatory soil screening levels for the identified CoCs used herein are summarized in the below table, and are further defined below the table.

Mitigation Criteria/ Mitigation Measure	Constituent of Concern	Analyte (Lab method)	Regulatory Threshold
Waste-Based Pertains to soil export only. Soil with exceedances to be exported as a non-hazardous regulated waste at a minimum	Previously detected CoCs at the Site (i.e., PCE and TPH) and potential CoCs (i.e. Title 22 metals)	TPH (EPA 8015B)	Any detectable concentrations
		VOCs (EPA 8260B)	
		Lead (EPA 6010B)	>80 mg/kg with Site-wide 95 UCL[1]
Risk-Based Mitigation Criteria Soil with exceedances to be properly managed (either exported as regulated waste, or buried on-Site beneath a soil cap)	PCE	VOCs (EPA Method 8260B)	>0.59 mg/kg[1]
	Lead	Lead (EPA 6010B)	>80 mg/kg with Site-wide 95 UCL
		WET Lead (CCR 66261.100)	<5 mg/L[2]
	Petroleum hydrocarbons	TPHo (EPA 8015B)	>1,600 mg/kg[3]
			<14,000 mg/kg[3]
		TPHd (EPA 8015B)	>260 mg/kg[3]
			<10,000 mg/kg[3]
		TPHg (EPA 8015B)	>100 mg/kg[3]
			<5,600 mg/kg[3]

Notes:
mg/kg: milligrams per kilogram.
mg/L: milligrams per liter.
TPHg, TPHd, TPHo: Total petroleum hydrocarbons as gasoline, diesel, and oil.
VOCs: Volatile organic compounds.
UCL: Upper confidence limit.
1: Per Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number 3, June 2020.
2: Per the California Code of Regulations, Title 22 Article 3, July 20, 2005.
3: Per San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 Environmental Screening Levels (ESLs), 2019, Revision 2.

Waste-Based Mitigation Criteria - in the event that soil is exported from the Site. Also, based on our experience with similar projects, it is recommended that soil that is classified as a hazardous waste (if encountered) be exported to an appropriately licensed facility rather than be left on-Site.

- For characterizing soil as hazardous waste, the California Code of Regulations, Title 22 Article 3, July 20, 2005, was used.
    - Soil is characterized as a California hazardous waste, at a minimum, upon exceedance of the total concentrations of a CoC to the Total Threshold Limit Concentration (TTLC), and/or by comparing the results of a Waste Extraction Test (WET) to the Soluble Threshold Limit Concentration (STLC).
    - Soil is characterized as a federal or Resource, Conservation, and Recovery Act (RCRA) hazardous waste through an exceedance of Toxicity Characteristic Leaching Procedure (TCLP) laboratory results upon comparison to the respective Maximum Contaminant Concentration for the Toxicity Characteristic (MCCTC).

Risk-Based Mitigation Criteria - to screen soil for possible risks to residential users and workers at the Site:

- **For Lead and VOCs,** the DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number 3, June 2020: recommended Screening Levels (SLs) for residential soil and cancer endpoint. For constituents where the DTSC SLs are not established, the United States Environmental Protection Agency (EPA) Regional Screening levels (RSLs) for residential soil, were used.

- **For TPH,** SCS uses the SFRQCB Tier 1 ESLs (2019, Revision 2), which provide conservative screening levels for soil impacted with petroleum hydrocarbons. The ESLs are intended to help expedite the identification and evaluation of potential environmental concerns.

7 SUBSURFACE SOIL CHARACTERIZATION

Please refer to Figure 3 for a graphical depiction of the proposed Site redevelopment with all historical soil sample data collected from within the shallowest 12 feet of subsurface soil. COPC-bearing soil that would be required to be excavated in accordance with proposed grading activities may require additional assessment for characterization and waste disposal purposes.

CHEMICALS OF CONCERN AND ASSOCIATED HUMAN HEALTH RISKS

PCE

Dry cleaning operations have been reportedly conducted at the Site from approximately 1964 to approximately 2020. PCE is present in the soil and soil vapor at the Site from an undocumented release of dry cleaning solvents containing chlorinated volatile organic compounds (CVOCs) including PCE. Based on reported findings of previously completed subsurface investigations, three localized areas of CVOC-bearing soil are present at the Site, which include the former Fabricare Dry Cleaner location, a sewer line located north of the Fabricare Dry Cleaner; and the area in the vicinity of ESG-1 and ESG-9 (Figure 3), where a historic dumpster had been located and used by Fabricare Dry Cleaner. CVOC-bearing soil vapor has also been characterized in the subsurface of the Site with maximum depths of CVOC-bearing soil vapor identified to a depth of at least 160 fbg.

The potentially complete soil exposure pathways at the Site include dermal contact with soil, and volatilization from soil to soil vapor, indoor air, and ambient air. Potential exposures to PCE in relation to Site redevelopment include any construction personnel involved in the Site

redevelopment that may come into contact with subsurface soils, and PCE-bearing soil vapor intrusion into future residential and commercial-use occupied buildings. The exposure pathway from soil to groundwater to a human receptor is not considered complete due to the low concentration of PCE reported in groundwater and the distance from the Site to a conveyance pathway, e.g., the closest groundwater production well.

SITE DEVELOPMENT PLANS

The design for redevelopment calls for removing the existing Site buildings, slab, and surrounding hardscape located at 1000 through 1060 West 4th Street, which contain the former Fabricare Dry Cleaning suite and also removing the existing USPS building located at 1126 North Mountain Avenue. After demolition and earthwork has been completed, a mixed-use multi-family residence with parking structure, and commercial retail space will be constructed (Figure 2). The buildings will consist of:

- A 4-story mixed use building with 297 multi-family residential units averaging 823 square feet per unit and 4,000 square feet of ground level commercial retail space, which are located approximately along the perimeter of the Site and not within the commercial use deed restriction.
- A 6-story parking structure with 664 parking stalls, including 16 designated for retail, which is located in the southern-central portion of the Site and is within the commercial use deed restriction.

The development plans call for the demolition of all buildings, pads, and surrounding hardscape, over excavation and recompaction of the approximate upper five feet of soil and grading the Site to create building pads to allow the new buildings to be constructed on geotechnically sound soil, and construction of the new buildings summarized above. Soil will be disturbed during the initial removal of impacted soil, and drilling activities associated with foundation design, the over-excavation and compaction and final grading processes, and then again when trenches are cut for footings and utilities.

AREAS OF MITIGATIVE ACTION

Based on the available soil data for the Site, additional shallow soil assessment was warranted in the vicinity of the following historical soil sampling locations and/or features of concern to obtain contemporaneous shallow soil analytical data to inform the proper management of any COPC-bearing soil that exceeds DTSC RSLs for residential soil located within the proposed excavation areas redevelopment plans necessitate it. The location of the proposed soil sampling areas are depicted on Figure 3 and described below.

- Shallow soil in the vicinity of the former dry cleaners and previous soil boring SB-4 were historically reported to contain the highest concentration of PCE-bearing soil (12.7 milligrams per kilogram [mg/kg] at 5 fbg) in the subsurface of the Site.
- Former dumpster area in the vicinity of historical soil sample ENB-2.
- Shallow soil in the vicinity of previous soil borings SB-3 and BV-9 reported to potentially be in the vicinity of a sewer utility historically servicing the Site building that contained the dry cleaners.
- Throughout the footprint of the proposed mixed use building to assess shallow conditions.

These areas were sampled to provide contemporaneous data for the locations depicted on Figure 3. If VOCs are reported to be present in shallow soil proposed to be excavated during grading activities or in soil at grade where future occupants could potentially come into contact with the soil will be

segregated, temporarily stockpiled, and disposed of per the procedures described in the "Construction Activities" section below. Figure 4 depicts the interpreted limits of PCE-bearing soil that may exceed the residential health risk screening level requiring excavation and off-Site disposal to accommodate the geotechnical requirements of the Project. Assuming the PCE-bearing soil extent shown on Figure 4 requires excavation to a depth of 5 feet below grade the approximate cubic yardage of this volume of soil is estimated to be 630 cubic yards and assuming 1.6 tons per cubic yard yields a tonnage of 1,008 tons.

8 PRE-CONSTRUCTION ACTIVITIES

REGULATORY FRAMEWORK

The following regulatory issues, related to impacted or potentially impacted soil, apply to redevelopment activities that might be conducted at the Site.

At least three working days prior to conducting any subsurface work, Dig Alert (Underground Service Alert) must be contacted, and is anticipated to be completed by others.

A Storm Water Pollution Prevention Plan (SWPPP) for construction, which will be prepared by others, will need to be in place prior to the start of grading.

As the lead regulatory agency for the Site, DTSC will be notified at least three days prior to conducting any on-Site excavation or other activity that will result in the generation of soil.

Contractors performing work directly involving impacted soil will be required to possess a Class A Haz license.

Other agency involvement will be necessary, including items such as filing of a grading plan with the City of Ontario, which will be completed by others.

HEALTH AND SAFETY PLAN

A site-specific Health and Safety Plan (HASP) will be in effect for soil sampling and other SCS activities at the Site. Contractors working on the Site are expected to be operating under their own health and safety plans.

ENVIRONMENTAL MONITORING

Notification and plan preparation is required by South Coast Air Quality Management District (SCAQMD) Rule 1166 if discolored or odorous soil in excess of 1 cubic yard is encountered during grading activities and inspection of recently exposed VOC-bearing soil surface will be completed with a calibrated photo ionization detector (PID). Should the encountered VOC-bearing soil generate PID readings in excess of 50 parts per million for total VOCs notification will be provided to the SCAQMD as regulations stipulate. Based on the existing body of environmental data monitoring for fugitive dust and nuisance odors during excavation in accordance with SCAQMD Rules 402 and 403 are not anticipated to be triggered at the Site.

ROLES & RESPONSIBILITIES

Environmental Consultant

SCS will act as the environmental consultant and provide field oversight and management services for implementation of this SMP. SCS personnel may include a Program Manager and Field

Coordinator. The SCS Field Coordinator or alternate will have current health and safety certifications necessary to properly implement this SMP.

The Environmental Program Manager (EPM) for this project is: Mr. Keith Etchells

The Environmental Field Coordinator (EFC) for this project is: TBD

Contractor: TBD will act as the general contractor for the project and provide oversight and management services for all aspects of the grading and redevelopment.

The Superintendent for this project is: TBD

The Field Coordinator for this project is: TBD

Owner's Participants

The Owner's Project Director is: TBD

INDIVIDUAL RESPONSIBILITIES

Environmental Consultant's Program Manager (EPM)

The EPM will perform the following tasks:

- Monitor the work of the EFC;
- Communicate field activities to the Owner's Project Director;
- Communicate with the EFC to investigate unknown features and other unknown environmental conditions, if encountered;
- Evaluate results of all soil sampling conducted;
- After consultation with the EFC and the Owner's Project Director, characterize, delineate, and supervise the proper management of unknown features, and other unanticipated environmental conditions; and
- Prepare reports of field activities.

Environmental Field Coordinator (EFC)

The EFC will perform the following tasks:

- Monitor grading operations visually and with the appropriate monitoring equipment to assess potential unknowns in the field and respond to requests based on questions and findings from the contractor's representative;
- Provide oversight of the implementation of the SMP and Health and Safety Plan including air monitoring;
- Collect soil samples and arrange for laboratory analyses if needed;
- Maintain records of soil sample locations;
- Report suspected unknown features and other unanticipated environmental conditions to the EPM;
- The EPM will initiate and approve all non-emergency contacts with the appropriate agencies; and
- Supervise activities related to investigating and remediating unknown features and other unanticipated environmental conditions.

Contractor's Field Coordinator

The Contractor's Field Coordinator shall be responsible for the following tasks:

Coordinate with the EPM regarding identification and removal of impacted soil or other unknown structures found during grading.

9 CONSTRUCTION ACTIVITIES

SOIL HANDLING

Prior to soil excavation, areas with known impacts that are to be disturbed will be marked with stakes, chalk, or flagging. All soil stockpiling and remedial excavations will conform to applicable regulations including Cal/OSHA Construction Safety Orders and SCAQMD Rule 1166.

The specific equipment, means, and methods that will be utilized for soil removal, handling, and disposition will be selected based on the nature of the work to be conducted and its location on the Site. The following is a summary of potential soil removal and handling tasks; however, it is possible that certain activities will not involve all of the listed tasks:

- Mobilization of equipment, supplies, and manpower. Anticipated equipment to be used may include excavators, backhoes, dump trucks, loaders, and a water truck. Support facilities such as phones, toilets, fencing, and signage will also be located on-Site.
- The excavation areas will be secured by temporary fencing and/or caution tape, as appropriate. Exclusion and support zones, if any, staging areas, and decontamination pads will also be delineated.
- Provide traffic control signage and flagging as necessary.
- Provide for appropriate dust and vapor control.

The EFC will be present full-time during soil removal and handling activities in areas of known impacts. This individual will be responsible for observations of soil conditions, air monitoring as necessary, maintaining communications, ensuring compliance with this SMP, and any oversight of sampling.

If excavation is conducted during the rainy season, provisions will be made to prevent off-Site migration of sediment in runoff. Best management practices will be implemented for runoff control in accordance with regulatory requirements and the SWPPP (prepared by others). Measures may include placement of sandbags, straw rolls, and/or hay bales to control runoff and to act as filters. If precipitation accumulates within any excavation it will be pumped out and disposed in accordance with federal, state, and local regulations.

FUGITIVE DUST AND VAPOR CONTROL

Appropriate procedures will be implemented to control the generation of airborne dust by soil removal activities, including, but not limited to, some or all of the following:

- Generation of dust during Site redevelopment activities will be minimized, as necessary, by the use of water as a dust suppressant. The water will be available from on-Site water service, via a water truck, or through a metered discharge from a fire hydrant located on or proximate to the Site. When necessary, the grading contractor will control dust generation by spraying water prior to daily work activities, during excavation/loading activities (as necessary to maintain concentrations below action levels), and at truck staging locations.

During the Site construction activities, watering equipment will be continuously available to provide proper dust control.

- Activities that have the potential to generate fugitive dust will cease in the event wind conditions change and create an uncontrollable condition. If required, the EFC will monitor on-Site meteorological instrumentation and/or coordinate with off-site meteorological professionals to identify conditions that require cessation of work.
- Similar control measures (water spray, etc.) will be employed to address VOC emissions, as necessary.

SOIL EXCAVATION AND STOCKPILING

Impacted soil that is excavated and not immediately removed from the Site will be stockpiled on and covered with plastic sheeting to control dust and minimize exposure to precipitation. The edges of the plastic sheeting will have an overlap of at least 24 inches. Plastic sheeting will be secured at the base of the stockpile and along seams of overlapping plastic sheeting, if any, with sandbags or by equivalent means. If a stockpile remains on Site during the rainy season (October through May), a perimeter sediment barrier, constructed of material such as straw bales or fiber roll, will also be installed. The stockpiles will remain covered until the soil is ready for final disposition.

Biweekly inspection of stockpiles will be conducted, as appropriate, to verify cover integrity. Any gaps, tears, or other deficiencies will be corrected immediately. Records will be kept of stockpile inspections and any repairs made. During stockpile removal only the working face of the stockpile will be uncovered.

If the stockpiled impacted soil is to be transported off Site for disposal or recycling, the soil will be profiled for waste characteristics. Waste profiling will consist of collecting soil samples for laboratory analyses at the frequency required by the disposal/recycling facility to which the soil is to be transported. If the facility has no specified sampling frequency, the following is recommended:

- One sample per 100 cubic yards excavated or less.
- Two samples per 100 to 500 cubic yards excavated.
- One sample per 500 cubic yards excavated up to 2,500 cubic yards, and then above 2,500 cubic yards, one sample per 2,500 cubic yards.

Sampling will be conducted in conformance with DTSC standards and any modifications stipulated by the supervising professional. Soil samples will be analyzed as required by the disposal/recycling facility and are anticipated to include, at the least, VOCs in accordance with EPA Method 8260B. If no specific analytical program is required by the disposal/recycling facility, analysis will include the substances listed in the following section on soil testing.

Fully signed waste manifests will be required to be filled out for the export of any regulated waste soils from the Site. Obtaining a contained in determination from the Arizona Department of Environmental Quality could potentially enable the disposal of PCE-bearing soil excavated from the Site as a California hazardous waste in a properly licensed facility in Arizona.

CONFIRMATION SAMPLING DURING EXCAVATION OF COC-BEARING SOIL

The known areas of VOC-bearing soil (waste soil) that exceed the Health Risk-Based Mitigation Criteria for PCE of 0.59 mg/kg as depicted on Figure 4 will be excavated during mass grading activities. For verification of the planned removal of the waste soil at the Site that exceeds the Health Risk-Based Mitigation Criteria for PCE which may require the collection of additional confirmation soil samples in this areas for documentation purposes. The previous soil samples representing PCE-

bearing soil and removal depths were collected between 2007 and October of 2022, and are still considered representative of current Site conditions, since the existing land use of the Site has not changed and construction or excavation activities are not known to have occurred at the Site.

In addition, sidewall confirmation soil samples are not proposed to be collected, since in SCS' opinion there is sufficient prior data that is still considered representative of Site conditions that will be relied upon to provide lateral control for the proposed petroleum hydrocarbon-bearing soil excavations. However, additional confirmation soil samples can be collected for further confidence in the existing waste soil estimates. The horizontal extent of CoC-bearing soil is assumed to extend to either half the distance to nearby samples that were previously reported to be below the Health Risk-Based Mitigation Criteria.

However, the use of a PID meter is proposed on the excavation sidewalls to further delineate the lateral and vertical extent of the waste soils during the excavation. Therefore, the areas and depths of waste soil that is excavated and exported may vary from what is depicted on Figure 4.

For discoveries during grading of possible currently unknown releases, the number and frequency of the confirmation samples will be left to the practical judgement of the environmental professional[10] conducting the mitigation, but generally adhering to the criteria of one sample per every 1,000 square feet, and sidewall samples every 5 vertical feet for larger excavations. If the releases of petroleum hydrocarbons and/or VOCs extend beyond the CEE and outside of the Site boundaries, an attempt will be made to assess the horizontal and vertical extent of the residual concentrations to the extent practical with the means and methods of this mitigation if concentrations of CoCs are above the Risk-Based Mitigation Criteria.

A Priori Confirmation Soil Sampling

Note that the Client may elect to "pre" collect confirmation soil samples, also referred to as *a priori* confirmation soil sampling, in order to further delineate the extent of COPC-bearing soil, and to expedite the excavation and construction schedule. *A priori* confirmation soil sampling will follow the same confirmation sampling procedures as described in the SMP, by collecting samples within the minimum sample area and depth frequencies and per the same screening criteria as specified in the "Confirmation Sampling During Excavation of CoC-Bearing Soil" section above.

A priori samples will guide the excavation for the respective area, and additional confirmation bottom samples will not be considered necessary unless other localized portions of the area are observed/screened via PID during grading to extend significantly deeper than the *a priori* confirmation sample depth. SCS will still be on-Site during grading to observe for staining and/or odors.

RESPONDING TO UNKNOWN CONDITIONS

If previously unknown impacted soil is suspected (based on visual staining, odors, PID readings, or other observations), the area will be delineated and construction activity will cease in this area. The EFC will notify DTSC immediately to report the findings and consultation for sampling strategies

[10] An "environmental professional" is a person having demonstrated knowledge of and professional experience in the observation and documentation of environmental excavating activities, environmental and geologic conditions, including burn ash and releases of lead-containing materials in the Site, and recognition of and testing for hazardous materials and conditions. A competent person also must have current Occupational Safety and Health Administration (OSHA) training and certificates pertinent to this type of work, and the delegated authority to respond to changed conditions. A competent environmental professional will be a state-licensed geologist or engineer with sufficient knowledge of local conditions and environmental regulations, or a person working under the direct supervision of such a professional geologist or engineer.

(sample numbers and analytical methods) to be performed at the unknown material. Resulting analytical results will be compared to applicable EPA and DTSC soil screening levels to guide health risk decisions and waste disposal management. Additionally, the EFC will also notify the contractor and EPM of the condition. Based on this comparison, a determination will be made regarding soil disposition (reuse on site, off-site transport, and disposal/recycling, etc.). The number of and the methods used to collect the soil samples and the analyses to be performed will be informed by discussions with the DTSC. Samples will be collected in glass jars, brass tubes, or other appropriate containers, which will be sealed, uniquely labeled, and stored in an ice chest filled with ice to keep the samples chilled. Field preservation methods will be employed as appropriate. The samples will be shipped to an analytical laboratory accredited by the Environmental Laboratory Accreditation Program using chain of custody procedures.

Re-useable soil sampling equipment (hand augers, shovels, etc.) will be decontaminated using the following steps to reduce the potential for cross-contamination.

- Wash and scrub in non-phosphate detergent and potable water.
- Rinse in potable water.
- Rinse in deionized water and air dry.

Investigation-derived residuals, including decontamination water, will be managed in accordance with regulatory requirements.

Upon completion of any required action, the Contractor will be notified by the EPM that they can resume work in the area.

IMPORT FILL SOIL REQUIREMENTS

As appropriate, import soils brought to the Site for use as backfill (import fill) will be tested in general conformance with the DTSC Information Advisory Clean Imported Fill Material document (2001). Import fill will be tested for target compounds based on knowledge of the fill source area; however, as a minimum, the fill should be tested for the following constituents (or have been tested and documented at the source):

- TPH-cc using EPA Method 8015
- VOCs using EPA Method 8260B
- Title 22 metals using EPA Methods 6010B/7242

Other analyses may be required contingent on the source of the import fill or recommendations by the supervising professional. The following table summarizes the quantity of samples that will be collected based on the volume of imported soil.

Volume of Borrow Area Stockpile	Samples per Volume
Up to 1,000 cubic yards	1 sample per 250 cubic yards
1,000 to 5,000 cubic yards	4 samples for first 1000 cubic yards +1 sample per each additional 500 cubic yards
Greater than 5,000 cubic yards	12 samples for first 5,000 cubic yards + 1 sample per each additional 1,000 cubic yards

10 POST-CONSTRUCTION ACTIVITIES

DOCUMENTATION

Following the completion of construction, excavation, and disposition activities, a summary report will be prepared. This document will report on activities related to mitigation measures that occurred during this phase of project implementation. The report will include a summary of activities, locations of soil excavation, and final disposition and quantities of soil removed from the Site along with copies of signed manifests if provided by the waste disposal facility. Documentation such as photographs, daily field reports, and monitoring data sheets will be appended.

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TABLES

Table 1
Historical Shallow (0 - 12 fbg) Soil Sample Analytical Results
for PCE
1028 W. 4th Street, Ontario

Boring	Depth	Sampling Date	Tetrachloroethene
BV-1	4.5	10/3/2007	**0.0065**
BV-2	4.5	10/3/2007	**0.013**
BV-3	4.5	10/3/2007	<0.001
BV-4	4.5	10/3/2007	<0.001
BV-5i	1.0	11/19/2007	**0.02**
BV-6i	1.0	11/19/2007	**0.01**
BV-6	9.5	11/19/2007	<0.001
BV-7	9.5	11/19/2007	<0.001
BV-8	9.5	11/19/2007	**0.009**
BV-9	9.5	11/19/2007	**0.055**
BV-10	9.5	11/19/2007	<0.001
BV-11	9.5	11/19/2007	<0.001
BV-12	6.0	3/31/2008	<0.010
BV-12	10.5	3/31/2008	<0.010
BV-14	6.0	4/1/2008	<0.010
BV-14	10.5	4/1/2008	<0.010
ENB-2	11.0	4/29/2009	**0.0159**
ENB-1A	10.5	5/12/2009	<0.001
SB-1	5.0	2/11/2010	**0.0108**
SB-2	5.0	2/11/2010	<0.001
SB-3	5.0	2/11/2010	**0.00541**
SB-4	5.0	2/11/2010	**12.7**
SB-5	5.0	2/11/2010	<0.001
DTSC SL for soil (units of mg/kg)			**0.59**

Notes:
Depth in feet below ground surface (fbg).
Volatile Organic Compounds analyzed in general accordance with EPA Method 8260B.
All VOC results reported in milligrams per kilogram (mg/kg).
Bold font indicates a concentration above the laboratory reporting limit.
Red font indicates a concentration above the Department of Toxic Substance Control (DTSC) Screening Level for Soil.
NA = indicates not analyzed
ND = not detected above the respective laboratory reporting limits
< = less than the laboratory reporting limit
DTSC SL = DTSC Recommended Screening Level for Soil, HERO Note 3

Table 2
Soil Sample Analytical Results for TPH and VOCs
1028 W. 4th Street
Ontario, California

Sample	Depth	Date	Sampled by	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
SCS1-2	2	10/4/2022	SCS	< 9.9	< 9.9	**95**	< 5.0	ND
SCS1-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS2-1	1	10/4/2022	SCS	< 10	< 10	< 50	< 5.0	ND
SCS2-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS3-1	1	10/4/2022	SCS	< 500	< 500	**2,900**	< 5.0	ND
SCS3-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS4-1	1	10/4/2022	SCS	< 250	< 250	**1,400**	< 5.0	ND
SCS4-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS5-3	3	10/4/2022	SCS	< 9.9	< 9.9	< 50	< 5.0	ND
SCS5-4	4	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS6-1	1	10/4/2022	SCS	< 10	**10**	**66**	< 5.0	ND
SCS6-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS7-3	3	10/4/2022	SCS	< 99	< 99	< 500	< 5.0	ND
SCS7-4	4	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS8-1	1	10/4/2022	SCS	< 250	< 250	**2,100**	< 5.0	ND
SCS8-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS9-1	1	10/4/2022	SCS	< 500	< 500	**2,800**	< 5.0	ND
SCS9-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS10-1	1	10/4/2022	SCS	< 250	< 250	**2,100**	**5.8**	ND
SCS10-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS11-1	1	10/4/2022	SCS	< 250	< 250	**2,000**	< 5.0	ND
SCS11-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS12-3	3	10/4/2022	SCS	< 9.9	< 9.9	< 50	< 5.0	ND
SCS13-2	2	10/4/2022	SCS	< 20	< 20	**230**	< 5.0	ND
SCS13-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS14-1	1	10/4/2022	SCS	< 10	< 10	< 50	< 5.0	ND
SCS14-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS15-1	1	10/4/2022	SCS	< 100	< 100	**750**	< 5.0	ND
SCS15-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS16-2	2	10/4/2022	SCS	< 99	< 99	**1,000**	< 5.0	ND
SCS16-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
Health Risk-Based Criteria [1]				**430**	**260**	**12,000**	**0.59**	NA
Waste-Based Criteria [2]				**Any detectable concentraton exceeds the Tier 1 Sceening Criterion**				

Notes:
Soil samples collected by SCS Engineers on 10/4/2022.
TPH: Total Petroleum Hydrocarbons. Samples from SCS analyzed in general accordance with EPA Method 8015B.
VOCs: Volatile Organic Compounds. Samples from SCS analyzed in general accordance with EPA Method 8260B.
mg/kg : milligrams per kilogram.
µg/kg : micrograms per kilogram.
< : less than the laboratory reporting limit.
ND: Not detected above the laboratory reporting limit.
TPHo: TPH oil-range organics.
TPHd: TPH diesel-range organics.
TPHg: TPH gasoline-range organics.
NA: not analyzed.
1) Health Risk-Based Criteria - The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs) for residential users, dated 2019 (revised).
2) Waste-Based Criteria - California Code of Regulations, Title 22 Article 3, July 20, 2005
NA: Not applicable.
Red font : Constituent result above the Health Risk-Based regulatory screening criteria.

Table 3
Soil Sample Analytical Results for Metals
1028 W. 4th Street
Ontario, California

Sample	Depth	Date	Total Lead	Lead STLC	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			mg/kg	mg/L	mg/kg															
SCS1-2	2	10/4/2022	**14**	--	< 2.9	**3.8**	**85**	< 0.48	< 0.48	**23**	**9.0**	**18**	< 0.16	< 0.95	**16**	< 2.9	< 0.48	< 2.9	**43**	**53**
SCS2-1	1	10/4/2022	**6.2**	--	< 2.9	**4.0**	**73**	< 0.48	< 0.48	**30**	**11**	**24**	< 0.15	< 0.96	**20**	< 2.9	< 0.48	< 2.9	**52**	**71**
SCS3-1	1	10/4/2022	**11**	--	< 2.9	**2.4**	**55**	< 0.49	< 0.49	**18**	**8.1**	**18**	< 0.16	< 0.97	**20**	< 2.9	**0.49**	< 2.9	**40**	**41**
SCS4-1	1	10/4/2022	**18**	--	< 3.0	**2.7**	**64**	< 0.50	< 0.50	**24**	**8.1**	**16**	< 0.16	< 0.99	**19**	< 3.0	< 0.50	< 3.0	**42**	**59**
SCS5-3	3	10/4/2022	**5.2**	--	< 2.9	**3.5**	**78**	< 0.48	< 0.48	**24**	**9.2**	**19**	< 0.14	< 0.96	**16**	< 2.9	< 0.48	< 2.9	**44**	**50**
SCS6-1	1	10/4/2022	**13**	--	< 2.9	**3.9**	**71**	< 0.49	< 0.49	**23**	**9.0**	**17**	< 0.14	< 0.97	**15**	< 2.9	< 0.49	< 2.9	**43**	**50**
SCS7-3	3	10/4/2022	**11**	--	< 2.9	**3.1**	**65**	< 0.48	< 0.48	**22**	**8.0**	**18**	< 0.15	< 0.95	**16**	< 2.9	< 0.48	< 2.9	**42**	**48**
SCS8-1	1	10/4/2022	**10**	--	< 2.9	**2.9**	**59**	< 0.49	< 0.49	**18**	**7.6**	**18**	< 0.15	< 0.98	**19**	< 2.9	< 0.49	< 2.9	**40**	**44**
SCS9-1	1	10/4/2022	**7.6**	--	< 3.0	**2.2**	**51**	< 0.50	< 0.50	**17**	**9.3**	**16**	< 0.14	< 0.99	**19**	< 3.0	< 0.50	< 3.0	**44**	**44**
SCS10-1	1	10/4/2022	**7.0**	--	< 3.0	**2.6**	**54**	< 0.50	< 0.50	**18**	**7.5**	**16**	< 0.15	< 0.99	**16**	< 3.0	**0.63**	< 3.0	**36**	**42**
SCS11-1	1	10/4/2022	**11**	--	< 3.0	**2.9**	**55**	< 0.50	< 0.50	**18**	**7.4**	**15**	< 0.14	< 1.0	**17**	< 3.0	< 0.50	< 3.0	**38**	**45**
SCS12-3	3	10/4/2022	**95**	< 0.15	< 2.9	**3.2**	**63**	< 0.48	< 0.48	**22**	**8.3**	**19**	< 0.16	< 0.96	**15**	< 2.9	< 0.48	< 2.9	**41**	**73**
SCS12-4	4	10/4/2022	**5.7**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS12-5	5	10/4/2022	**6.4**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
SCS13-2	2	10/4/2022	**6.2**	--	< 2.9	**3.4**	**62**	< 0.49	< 0.49	**22**	**8.5**	**20**	< 0.16	< 0.98	**16**	< 2.9	< 0.49	< 2.9	**44**	**43**
SCS14-1	1	10/4/2022	**7.4**	--	< 3.0	**4.5**	**60**	< 0.50	< 0.50	**26**	**9.6**	**21**	< 0.14	< 0.99	**17**	< 3.0	< 0.50	< 3.0	**48**	**54**
SCS15-1	1	10/4/2022	**4.1**	--	< 2.9	**2.4**	**66**	< 0.48	< 0.48	**18**	**8.1**	**17**	< 0.17	< 0.96	**15**	< 2.9	< 0.48	< 2.9	**40**	**43**
SCS16-2	2	10/4/2022	**8.8**	--	< 3.0	**4.3**	**66**	< 0.50	< 0.50	**21**	**7.6**	**16**	< 0.14	< 1.0	**15**	< 3.0	**0.57**	< 3.0	**43**	**49**
Health Risk-Based Criteria[1]			**80**	**NA**	**31**	**12***	**15,000**	**1,600**	**910**	**NE**	**23**	**47,000**	**1.0**	**390**	**15,000**	**390**	**390**	**78**	**390**	**23,000**
Hazardous Waste Criteria[2]			**1,000**	**5**	**500**	**500**	**10,000**	**75**	**100**	**2,500**	**8,000**	**2,500**	**20**	**3,500**	**2,000**	**100**	**500**	**700**	**2,400**	**5,000**
Waste-Based Screening Criteria[3]			**1,000**	**5**	**500**	**500**	**10,000**	**75.0**	**100**	**2,500**	**8,000**	**2,500**	**20**	**3,500.0**	**2,000**	**100**	**500.0**	**700.0**	**2,400**	**5,000**

Notes:
Soil samples collected by SCS Engineers on 10/4/2022.
Soil samples were analyzed for total lead by Environmental Protection Agency (EPA) Method 6010B and selected soil samples were additionally analyzed for Title 22 metals by EPA Method 6010B and 7471A.
mg/L : milligrams per liter.
mg/kg : milligrams per kilogram.
< : less than the laboratory reporting limit.
ND: Not detected above the laboratory reporting limit.
1) Health Risk-Based Criteria - For lead, the Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number: 3, June 2020, Revised May 2022, using the recommended Screening Levels (SL) for residential soil and cancer endpoint (noncancer endpoint provided if if no cancer endpoint is), or, for other metals not listed in HHRA Note 3, the Regional Screening levels for residential soil, provided by the EPA and updated as of November 2022 were used.
*For arsenic, although the DTSC RSL is 0.36 mg/kg, naturally occuring arsenic typically exceeds human health risk screening criteria. Therefore, the DTSC upper-bound background concentration for arsenic of 12 mg/kg was used.
2) Hazardous Waste Criteria: Values shown from CA code of regulations, Title 22 Article 3, July 20, 2005 regarding characteristics of hazardous waste.
Exceedances of the Total Threshold Limit Concentration (TTLC) would be considered a California hazardous waste, at a minimum.
3) Waste-Based Screening Criteria: California Code of Regulations, Title 22 Article 3, July 20, 2005
NA : Not applicable.
NE : Screening criteria not established.
STLC: Soluble threshold limit concentration.
TCLP: Toxicity characteristic leaching procedure.
Red font : Constituent result above the Health Risk-Based regulatory screening criteria.

Table 4
Soil Vapor Analytical Results for VOCs
1028 W. 4th Street
Ontario, California

Sample	Depth	Date	Dichlor-difluoromethane (F12)	Carbon disulfide	Chloroform	Trichlor-fluoromethane (F11)	Tetrachloro-ethene	Bromodichloro-methane	Toluene	Other VOCs
			µg/m3							
SVP-1-5	5	10/11/2022	< 5.0	**7.1**	< 4.9	<5.6	**64**	<6.8	**4.9**	ND
SVP-2-5	5	10/11/2022	< 5.0	< 6.3	< 4.9	<5.6	**240**	<6.8	<3.8	ND
SVP-3-5	5	10/11/2022	< 5.0	< 6.3	< 4.9	<5.6	**520**	<6.8	<3.8	ND
SVP-4-5	5	10/11/2022	**7.9**	< 6.3	< 4.9	<5.6	**2,100**	<6.8	**5.6**	ND
SVP-5-5	5	10/11/2022	**27**	< 32	< 25	< 28	**10,000**	< 34	< 19	ND
SVP-6-5	5	10/11/2022	**20**	< 13	< 9.9	< 11	**5,500**	< 14	< 7.6	ND
SVP-7-5	5	10/11/2022	**16**	< 13	< 9.9	< 11	**5,700**	< 14	< 7.6	ND
SVP-8-5	5	10/11/2022	**19**	< 13	< 9.9	< 11	**5,500**	< 14	< 7.6	ND
SVP-9-5	5	10/11/2022	**11**	< 6.3	**50**	<5.6	**1,400**	**43**	<3.8	ND
SVP-10-5	5	10/11/2022	**9.2**	< 6.3	< 4.9	<5.6	**1,300**	<6.8	<3.8	ND
SVP-11-5	5	10/11/2022	**17**	< 13	**12**	< 11	**4,400**	< 14	< 7.6	ND
SVP-11-5 Rep	5	10/11/2022	**17**	< 6.3	**12**	< 11	**4,400**	< 14	< 7.6	ND
SVP-12-5	5	10/11/2022	**7.4**	< 6.3	< 4.9	<5.6	**1,700**	<6.8	<3.8	ND
SVP-13-5	5	10/11/2022	< 5.0	< 6.3	< 4.9	<5.6	**53**	<6.8	<3.8	ND
SVP-14-5	5	10/11/2022	**9.6**	< 6.3	**8.8**	<5.6	**1,100**	<6.8	<3.8	ND
SVP-15-5	5	10/11/2022	**15**	< 6.3	**18**	<5.6	**2,600**	<6.8	<3.8	ND
SVP-16-5	5	10/11/2022	**51**	**31**	**220**	< 11	**4,000**	< 14	< 7.6	ND
SVP-17-5	5	10/11/2022	**35**	< 6.3	< 4.9	<5.6	**1,400**	<6.8	<3.8	ND
SVP-18-5	5	10/11/2022	**14**	< 6.3	< 4.9	<5.6	**1,700**	<6.8	<3.8	ND
SVP-19-5	5	10/11/2022	**19**	< 6.3	< 4.9	<5.6	**1,000**	<6.8	**4.4**	ND
SVP-20-5	5	10/11/2022	**11**	< 6.3	< 4.9	**7.1**	**570**	<6.8	<3.8	ND
Maximum Site Concentration (µg/m^3)			**51**	**31**	**220**	**7.1**	**10,000**	**43**	**5.6**	NA
Predicted Indoor Air Concentration for Existing Commercial Use[1] (µg/m3)			**0.051**	**0.031**	**0.22**	**0.0071**	**10**	**0.043**	**0.0056**	NA
Predicted Indoor Air Concentration for Future Commercial Use[2] (µg/m3)			**0.0255**	**0.0155**	**0.11**	**0.00355**	**5**	**0.0215**	**0.0028**	NA
Predicted Indoor Air Concentration for Future Residential Use[1] (µg/m3)			**0.051**	**0.031**	**0.22**	**0.0071**	**10**	**0.043**	**0.0056**	NA
DTSC-SLs[3]- Commercial (µg/m3)			**440^**	**3,100^**	**0.53^**	**5,300**	**2**	**0.33**	**1,300**	NA
DTSC-SLs[3] - Residential (µg/m3)			**100^**	**730^**	**0.12^**	**1,300**	**0.46**	**0.076**	**310**	NA

Notes:
Soil vapor samples collected by SCS Engineers on October 11, 2022 and analyzed for Volatile Organic Compounds (VOCs) in general accordance with EPA Method TO-15.
< : less than the indicated laboratory reporting limit.
ND: Group of constituents not detected above the laboratory reporting limits.
Bold font indicates concentrations above the indicated laboratory reporting limits.

1: Maximum soil vapor concentration multiplied by the default Department of Substances Control (DTSC) attenuation factor of 0.001 for an existing commercial and future residential building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), prepared by the DTSC and dated October 2011.

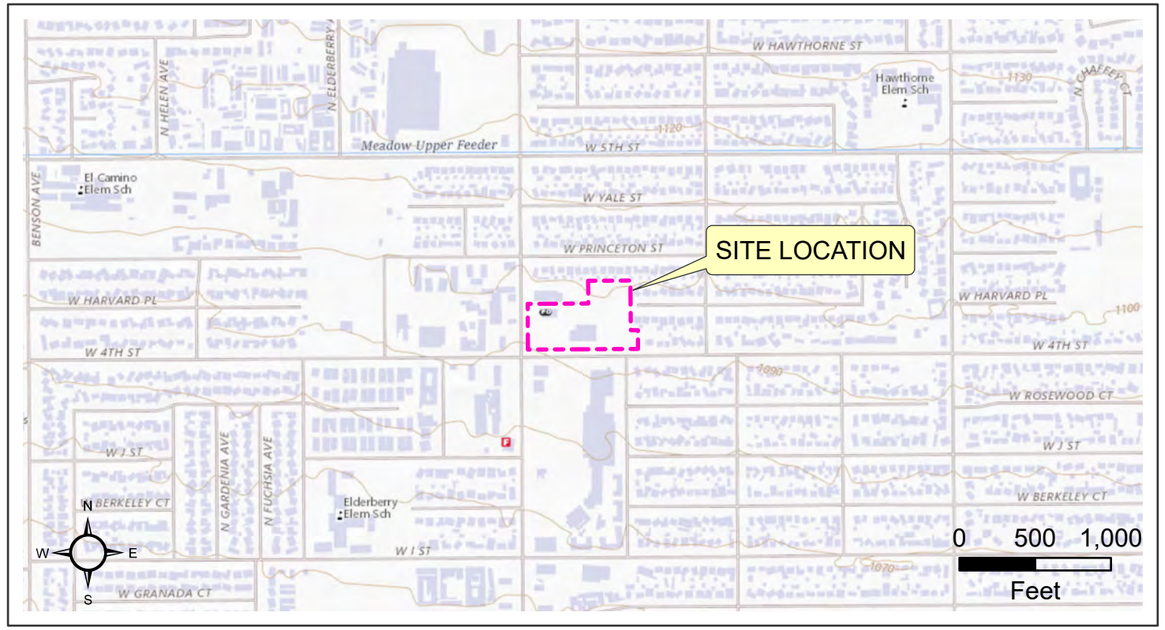
2: Maximum soil vapor concentration multiplied by the default DTSC attenuation factor of 0.0005 for a future commercial building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.

3: Human Health Risk Assessment Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3 - Screening Levels for Ambient Air. Commercial/Industrial and Residential. June 2020 Update, Revised May 2022.

^ A DTSC-SL has not been established for this constituent. The Environmental Protection Agency (EPA) Regional Screening Level (RSL) dated May 2022, was used for this constituent.

NA = Not applicable.

FIGURES



2-DIMENSIONAL SITE LOCATION

3-DIMENSIONAL SITE LOCATION

SITE AERIAL LOCATION

Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Three-Way Site Location Map

Figure 1	Jan 2023

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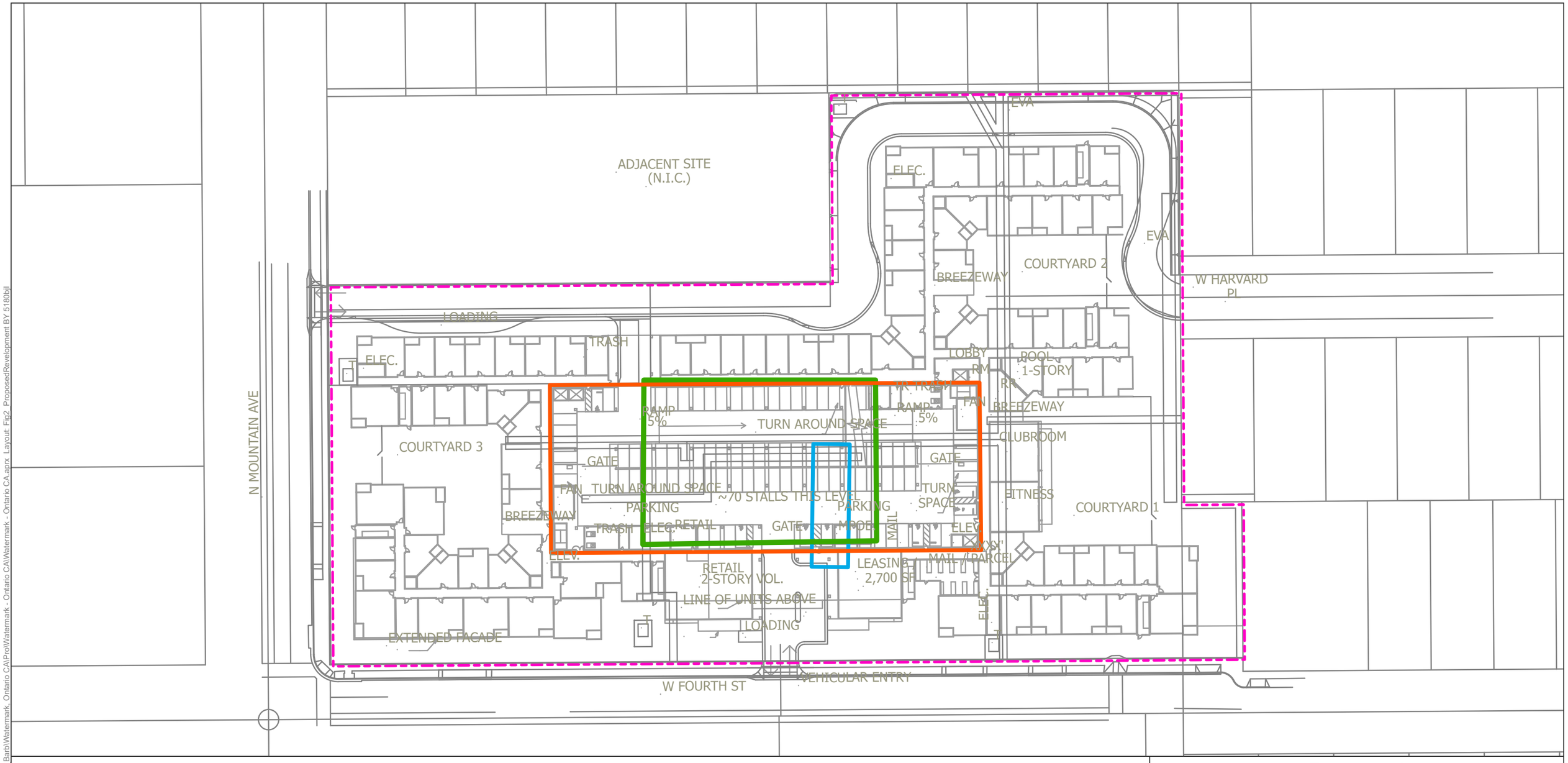
County of Los Angeles, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, San Bernardino County, Maxar, Microsoft, USGS National Map 3D Elevation Program (3DEP). September 7, 2022., USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land



Legend

- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

N
W E
S

0 25 50 75
Feet

1 inch = 75 feet

TCA Architects Yield Study (#2021-079) dated 05-26-2022 for Watermarke Properties, Inc.

Proposed Redevelopment Plans

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Figure 2	Jan 2023

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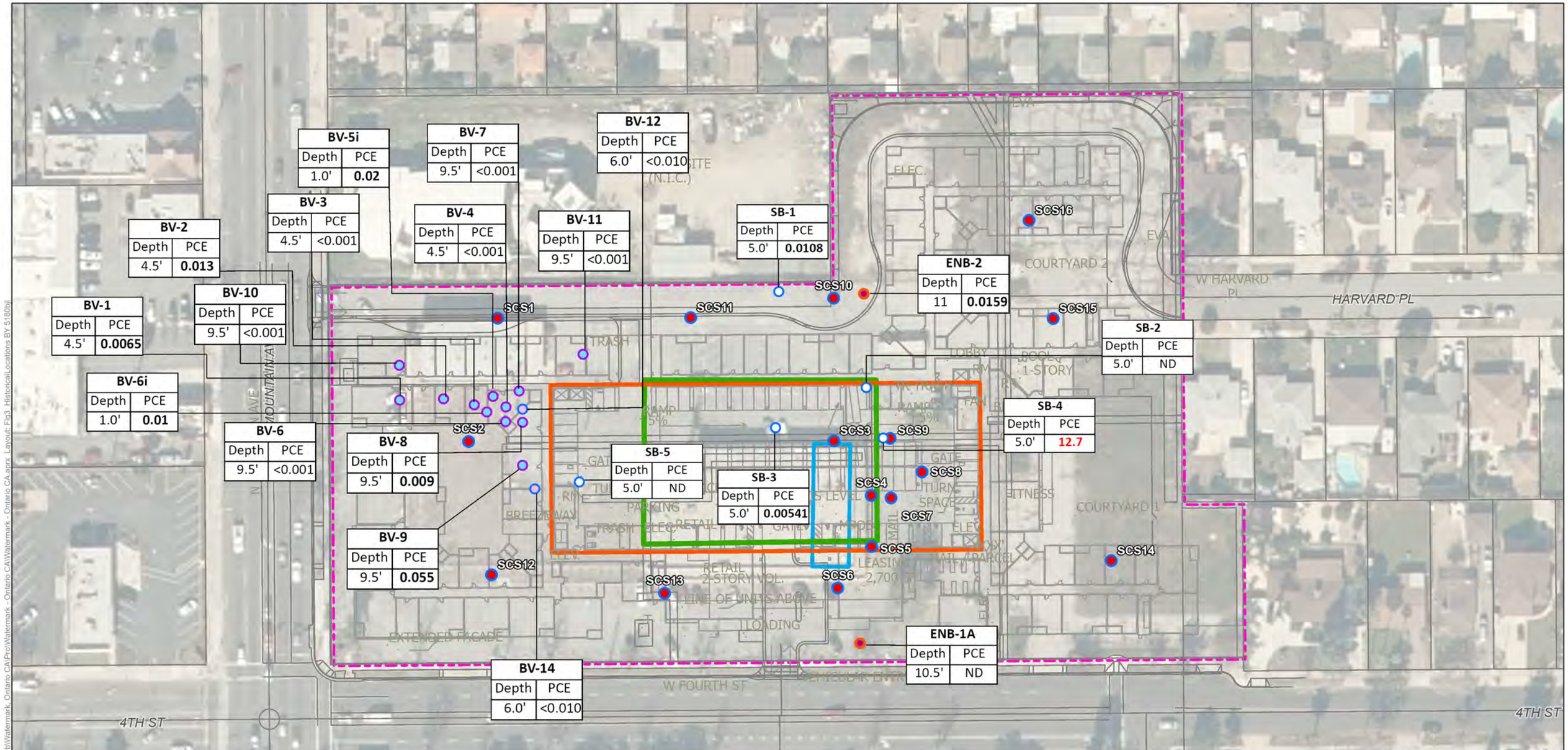

Legend

- Approximate soil sample locations collected by SCS Engineers on October 4, 2022
- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

Approximate soil sample locations (from Previous Consultants)

- Bureau Veritas, 2007
- Bureau Veritas, 2008
- Environ, 2009
- Environ, 2010

NOTE: Samples were analyzed for volatile organic compounds in accordance with EPA Method 8260B and concentrations are reported in milligrams per kilogram.
Red font indicates a concentration above the Department of Toxic Substances Control (DTSC) Screening Level for Soil (0.59 mg/kg).

N W E S

0 25 50 75
Feet

1 inch = 75 feet

Historical Shallow Sample Locations and Additional Soil and Soil Vapor Locations

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Ontario, California

Figure 3 | **Jan 2023**

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San Bernardino County, Maxar, Microsoft

SCS1					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
2	< 9.9	< 9.9	**95**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS11					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 250	< 250	**2,000**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS10					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 250	< 250	**2,100**	**5.8**	ND
3	NA	NA	NA	< 5.0	ND

SCS16					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
2	< 99	< 99	**1,000**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS3					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 500	< 500	**2,900**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS15					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 100	< 100	**750**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS9					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 500	< 500	**2,800**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS8					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 250	< 250	**2,100**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS7					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
3	< 99	< 99	< 500	< 5.0	ND
4	NA	NA	NA	< 5.0	ND

SCS14					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 10	< 10	< 50	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS4					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 250	< 250	**1,400**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS2					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 10	< 10	< 50	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS12					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
3	< 9.9	< 9.9	< 50	< 5.0	ND

SCS13					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
2	< 20	< 20	**230**	< 5.0	ND
3	**NA**	**NA**	**NA**	**< 5.0**	**ND**

SCS6					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
1	< 10	**10**	**66**	< 5.0	ND
3	NA	NA	NA	< 5.0	ND

SCS5					
Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHo (mg/kg)	Tetrachloroethene (µg/kg)	All other VOCs (µg/kg)
3	< 9.9	< 9.9	< 50	< 5.0	ND
4	NA	NA	NA	< 5.0	ND

BV-5i	
Depth	PCE
1.0'	**0.02**

BV-2	
Depth	PCE
4.5'	**0.013**

BV-1	
Depth	PCE
4.5'	**0.0065**

BV-6i	
Depth	PCE
1.0'	**0.01**

BV-10	
Depth	PCE
9.5'	<0.001

BV-3	
Depth	PCE
4.5'	<0.001

BV-7	
Depth	PCE
9.5'	<0.001

BV-4	
Depth	PCE
4.5'	<0.001

BV-12	
Depth	PCE
6.0'	<0.010

BV-11	
Depth	PCE
9.5'	<0.001

SB-1	
Depth	PCE
5.0'	**0.0108**

ENB-2	
Depth	PCE
11	**0.0159**

SB-4	
Depth	PCE
5.0'	**12.7**

SB-2	
Depth	PCE
5.0'	ND

BV-9	
Depth	PCE
9.5'	**0.055**

SB-5	
Depth	PCE
5.0'	ND

SB-3	
Depth	PCE
5.0'	**0.00541**

BV-8	
Depth	PCE
9.5'	**0.009**

BV-14	
Depth	PCE
6.0'	<0.010

ENB-1A	
Depth	PCE
10.5'	ND

Legend

- Approximate soil sample locations collected by SCS Engineers on October 4, 2022
- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate extent of PCE-bearing soil that may require off-Site disposal during grading activities.
- Approximate Site Boundary

Approximate soil sample locations (from Previous Consultants)

- Bureau Veritas, 2007
- Bureau Veritas, 2008
- Environ, 2009
- Environ, 2010

NOTE:
TPH: Total Petroleum Hydrocarbons. Samples from SCS analyzed in general accordance with EPA Method 8015B.
VOCs: Volatile Organic Compounds. Samples from SCS analyzed in general accordance with EPA Method 8260B.
mg/kg : milligrams per kilogram.
µg/kg : micrograms per kilogram.
[3:21 PM] Aumann, Brooke
<: less than the laboratory reporting limit.
ND: Not detected above the laboratory reporting limit.
TPHo: TPH oil-range organics.
TPHd: TPH diesel-range organics.
TPHg: TPH gasoline-range organics.
NA: not analyzed.
1) Health Risk-Based Criteria - The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs) for commercial/ industrial users, dated 2019 (revised).
NA: Not applicable.
Red font indicates a concentration above the Department of Toxic Substances Control (DTSC) Screening Level for Soil (0.59 mg/kg).

N W E S

0 25 50 75
Feet

1 inch = 75 feet

Site Map Showing TPH and VOC Soil Sample Analytical Results

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1028 West Fourth Street
Ontario, California

Figure 4 | **Jan 2023**

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San Bernardino County, Maxar, Microsoft

SCS1					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
2	14	3.8	85	23	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.0	18	16	43	53

SCS10					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	Cobalt mg/kg
1	7.0	2.6	54	18	7.5
	Copper mg/kg	Nickel mg/kg	Silver mg/kg	Vanadium mg/kg	Zinc mg/kg
	16	16	0.63	36	42

SCS16					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	Cobalt mg/kg
2	8.8	4.3	66	21	7.6
	Copper mg/kg	Nickel mg/kg	Silver mg/kg	Vanadium mg/kg	Zinc mg/kg
	16	15	0.57	43	49

SCS15					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	4.1	2.4	66	18	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	8.1	17	15	40	43

SCS11					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	11	2.9	55	18	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	7.4	15	17	38	45

SCS3					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	Cobalt mg/kg
1	11	2.4	55	18	8.1
	Copper mg/kg	Nickel mg/kg	Silver mg/kg	Vanadium mg/kg	Zinc mg/kg
	18	20	0.49	40	41

SCS9					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	7.6	2.2	51	17	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.3	16	19	44	44

SCS2					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	6.2	4.0	73	30	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	11	24	20	52	71

SCS8					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	10	2.9	59	18	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	7.6	18	19	40	44

SCS4					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	18	2.7	64	24	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	8.1	16	19	42	59

SCS7					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
3	11	3.1	65	22	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	8.0	18	16	42	48

SCS12					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
3	95	3.2	63	22	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	8.3	19	15	41	73

SCS13					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
2	6.2	3.4	62	22	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	8.5	20	16	44	43

SCS6					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	13	3.9	71	23	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.0	17	15	43	50

SCS5					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
3	5.2	3.5	78	24	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.2	19	16	44	50

SCS14					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	7.4	4.5	60	26	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.6	21	17	48	54

Legend

- Approximate soil sample locations collected by SCS Engineers on October 4, 2022
- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

NOTE:
Soil samples were analyzed for total lead by Environmental Protection Agency (EPA) Method 6010B and selected soil samples were additionally analyzed for Title 22 metals by EPA Method 6010B and 7471A.
mg/L : milligrams per liter.
mg/kg : milligrams per kilogram.
<: less than the laboratory reporting limit.
ND: Not detected above the laboratory reporting limit.
1) Health Risk-Based Criteria - For lead, the Department of Toxic Substances Control (DTSC) Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number: 3, June 2020, Revised May 2022, using the recommended Screening Levels (SL) for commercial/ industrial soil and cancer endpoint, or, for other metals not listed in HHRA Note 3, the Regional Screening levels for commercial/industrial soil,
provided by the EPA and updated as of November 2022 were used.
For arsenic, although the DTSC RSL is 0.36 mg/kg, naturally occurring arsenic typically exceeds human health risk screening criteria. Therefore, the DTSC upper-bound background concentration for arsenic of 12 mg/kg was used.
2) Hazardous Waste Criteria: Values shown from CA code of regulations, Title 22 Article 3, July 20, 2005 regarding characteristics of hazardous waste. Exceedances of the Total Threshold Limit Concentration (TTLC) would be considered a California hazardous waste, at a minimum.
NA : Not applicable.
NE : Screening criteria not established.
STLC: Soluble threshold limit concentration
TCLP: Toxicity characteristic leaching procedure.
Red font: Constituent result above the Health Risk-Based regulatory screening criteria.

N W E S

0 25 50 75
Feet

1 inch = 75 feet

Site Map Showing Metals Soil Sample Analytical Results

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Ontario, California

Figure 5 | **Jan 2023**

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San Bernardino County, Maxar, Microsoft

SVP-3			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**520**	< 6.8	< 4.9

SVP-2			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**240**	< 6.8	< 4.9

SVP-11			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,400**	< 14	**12**

SVP-11 REP			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,400**	< 14	**12**

SVP-7			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,700**	< 14	< 9.9

SVP-1			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**64**	< 6.8	< 4.9

SVP-6			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,500**	< 14	< 9.9

SVP-5			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**10,000**	< 34	< 25

SVP-4			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**2,100**	< 6.8	< 4.9

SVP-12			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,700**	< 6.8	< 4.9

SVP-8			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,500**	< 14	< 9.9

SVP-9			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,400**	**43**	**50**

SVP-10			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,300**	< 6.8	< 4.9

SVP-20			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**570**	< 6.8	< 4.9

SVP-15			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**2,600**	< 6.8	**18**

SVP-18			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,700**	< 6.8	< 4.9

SVP-13			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**53**	< 6.8	< 4.9

SVP-19			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,000**	< 6.8	< 4.9

SVP-17			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,400**	< 6.8	< 4.9

SVP-16			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,000**	< 14	**220**

SVP-14			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,100**	< 6.8	**8.8**

Legend

- Approximate soil vapor boring location collected by SCS Engineers on October 11, 2022
- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

Note:
Soil vapor samples collected by SCS Engineers on October 11, 2022 and analyzed for Volatile Organic Compounds (VOCs) in general accordance with EPA Method TO-15.
<: less than the indicated laboratory reporting limit.
ND: Group of constituents not detected above the laboratory reporting limits.
Bold font indicates concentrations above the indicated laboratory reporting limits.
1: Maximum soil vapor concentration multiplied by the default Department of Substances Control (DTSC) attenuation factor of 0.001 for an existing commercial and future residential building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), prepared by the DTSC and dated October 2011.
2: Maximum soil vapor concentration multiplied by the default DTSC attenuation factor of 0.0005 for a future commercial building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.
3: Human Health Risk Assessment Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3 - Screening Levels for Ambient Air. Commercial/Industrial and Residential. June 2020 Update, Revised May 2022.
^ A DTSC-SL has not been established for this constituent. The Environmental Protection Agency (EPA) Regional Screening Level (RSL) dated November 2022, was used for this constituent.
NA = Not applicable.
Red font: Constituent result above the Health Risk-Based regulatory screening criteria.

N W E S

0 25 50 75
Feet

1 inch = 75 feet

Site Map Showing Soil Vapor Analytical Results

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Figure 6 | **Jan 2023**

SCS ENGINEERS

C:\Users\5180b\OneDrive - SCS Engineers\Documents\Projects\Barn\Watermark, Ontario CA\Pro\Watermark - Ontario CA\Watermark - Ontario CA.aprx Layout: Fig6_SoilVapor BV 5180bll
1730
San Bernardino County, Maxar, Microsoft

APPENDIX A

DTSC No Further Action Letter and Land Use Covenant

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

December 15, 2017

Mr. Clayton Trevor Fabeck
JAFAM Corporation
1013 N. Begonia Avenue
Ontario, California 91762

NO FURTHER ACTION DETERMINATION FOR THE ONTARIO PLAZA,
WEST 4TH STREET AND NORTH MOUNTAIN AVENUE, ONTARIO, CALIFORNIA
(SITE CODE: 401488-11)

Dear Mr. Fabeck:

The California Department of Toxic Substances Control (DTSC) has reviewed the Final Preliminary Endangerment Assessment Report (PEA) dated February 23, 2017 and submitted to DTSC on February 24, 2017 by Ramboll Environ International Corporation (Ramboll) on behalf of JAFAM Corporation (JAFAM) for the Ontario Plaza site (Site). A deed restriction was recorded to restrict sensitive land use at the property. Based on the above, DTSC determined that no further remedial action is required at the Site.

The objective of the PEA was to further assess the site for possible presence of elevated concentrations of various chemical compounds at the Site. The general scope of the activities consisted of the completion of a soil gas survey, collection of soil matrix samples for various chemicals and preparation of a PEA report. The final PEA was to provide additional information in response to DTSC's comments regarding the PEA report, dated April 12 and October 25, 2016. DTSC's comments regarding the PEA had been adequately addressed in the Final report. DTSC approved the final PEA on March 16, 2017.

The Final PEA concluded that except for a small area, the risks and hazards related to the contaminants of concern are acceptable throughout the Site for unrestricted usage; however, within this small area, the risks are acceptable for commercial or industrial development/occupation only. The PEA also stated that an institutional control (i.e., deed restriction) is required to assure the Site is developed or occupied in a manner in which acceptable exposures/risk occurs.

On December 13, 2017, a deed restriction in the form of a Covenant to Restrict the Use of Property (Land Use Covenant or LUC) has been recorded with the County of San Bernardino to insure the full protection of human health and the environment (enclosed). The LUC identifies specific activities that are restricted at the Site. DTSC and the current property owner signed the LUC on December 12 and 13, 2017. As such, violation of this LUC shall be grounds for DTSC to pursue administrative, civil or criminal actions.

DTSC must be notified of any proposed land uses that are restricted in the LUC. As with any real property, if previously unidentified contamination is discovered at the Site, additional assessment, investigation and/or cleanup may be required.

Thank you for your diligence in protecting public health and the environment at this Site. If you have any questions regarding this letter, please contact me at (714) 484-5310 or my supervisor Mr. Robert Senga, at (714) 484-5436.

Sincerely,

Angela Garcia

Angela Garcia, P.G.
Project Manager
Brownfields & Environmental Restoration Program

Enclosure

cc: Farid Achour Ph.D. (via e-mail)
Senior Managing Consultant
Ramboll Environ

Steve Rivers (via e-mail)
JAFAM Corporation

Jack Anderson (Via e-mail)
JAFAM Corporation

Gretchen Anderson (Via e-mail)
JAFAM Corporation

FARID ACHOUR
RAMBOLL ENVIRON U.S Corp

Recorded in Official Records, County of San Bernardino

BOB DUTTON
ASSESSOR – RECORDER – CLERK

12/13/2017
1:09 PM
KE
SAN

P Counter

Doc#: 2017–0527438

Titles: 1 Pages: 12

Fees	48.00
Taxes	0.00
Other	0.00
PAID	$48.00

RECORDING REQUESTED BY:
Department of Toxic Substances Control
and
JAFAM Corporation
1013 N. Begonia Avenue
Ontario, California 91762

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630
Attention: Robert Senga, Unit Chief
Brownfields and Environmental
Restoration Program

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

LAND USE COVENANT AND AGREEMENT

ENVIRONMENTAL RESTRICTIONS

County of San Bernardino, Portions of Assessor Parcel Number: 1008-522-02-000
Ontario Plaza
DTSC Site Code 401488

This Land Use Covenant and Agreement ("Covenant") is made by and between JAFAM Corporation (the "Covenantor"), the current owner of property located on the corner of West 4th Street and North Mountain Avenue, Ontario, in the County of San Bernardino, State of California (the "Property"), and the Department of Toxic Substances Control (the "Department"). Pursuant to Civil Code section 1471, the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code section 25260. The Covenantor and the Department hereby agree that, pursuant to Civil Code section 1471 and Health and Safety Code section 25355.5, the use of the Property be restricted as set forth in this Covenant and that the Covenant conforms with the requirements of California Code of Regulations, title 22, section 67391.1.

ARTICLE I

STATEMENT OF FACTS

1.1. Property Location. The Property that is subject to this Covenant, totaling approximately 23,384 square feet, is more particularly described in the attached Exhibit A, "Legal Description," and depicted in Exhibit B, "Parcel Map." The Property is located in the area generally bounded to the north by asphalt parking lot, to the east by retail buildings and residential structures, to the south by Fourth Street and retail/commercial buildings, and to the west by retail buildings and Mountain Avenue. The Property identified as portions of San Bernardino County Assessor Parcel Number 1008-522-02-0000.

1.2. Remediation of Property. This Property is a portion of a site that has been investigated and/or remediated under the Department's oversight. The Department approved a Preliminary Endangerment Assessment Report ("PEA") in accordance with Health and Safety Code, division 20, chapter 6.8. No remediation activities were conducted at the Property. Hazardous substances, including tetrachloroethene (PCE) at 4.5 micrograms per liter at 1.0 feet below ground surface, remain at the Property above levels acceptable for unrestricted land use.

1.3. Basis for Environmental Restrictions. As a result of the presence of hazardous substances, which are also hazardous materials as defined in Health and Safety Code section 25260, at the Property, the Department has concluded that it is reasonably necessary to restrict the use of the Property in order to protect present or future human health or safety or the environment, and that this Covenant is required as part of the Department-approved remedy for the Property. The Department has also concluded that the Property, as remediated and when used in compliance with the Environmental Restrictions of this Covenant, does not present an unacceptable risk to present and future human health or safety or the environment.

ARTICLE II

DEFINITIONS

2.1. Department. "Department" means the California Department of Toxic

Substances Control and includes its successor agencies, if any.

2.2. Environmental Restrictions. "Environmental Restrictions" means all protective provisions, covenants, restrictions, requirements, prohibitions, and terms and conditions as set forth in this Covenant.

2.3. Improvements. "Improvements" includes, but is not limited to buildings, structures, roads, driveways, improved parking areas, wells, pipelines, or other utilities.

2.4. Lease. "Lease" means lease, rental agreement, or any other document that creates a right to use or occupy any portion of the Property.

2.5. Occupant. "Occupant" or "Occupants" means Owner and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property.

2.6. Owner. "Owner" or "Owners" means the Covenantor, and any successor in interest including any heir and assignee, who at any time holds title to all or any portion of the Property.

ARTICLE III
GENERAL PROVISIONS

3.1. Runs with the Land. This Covenant sets forth Environmental Restrictions that apply to and encumber the Property and every portion thereof no matter how it is improved, held, used, occupied, leased, sold, hypothecated, encumbered, or conveyed. This Covenant: (a) runs with the land pursuant to Civil Code section 1471 and Health and Safety Code section 25355.5; (b) inures to the benefit of and passes with each and every portion of the Property; (c) is for the benefit of, and is enforceable by the Department; and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.2. Binding upon Owners/Occupants. This Covenant: (a) binds all Owners of the Property, their heirs, successors, and assignees; and (b) the agents, employees, and lessees of the Owners and the Owners' heirs, successors, and assignees. Pursuant to Civil Code section 1471, all successive Owners of the Property are expressly bound hereby for the benefit of the Department; this Covenant, however, is binding on all Owners and Occupants, and their respective successors and assignees,

only during their respective periods of ownership or occupancy except that such Owners or Occupants shall continue to be liable for any violations of, or non-compliance with, the Environmental Restrictions of this Covenant or any acts or omissions during their ownership or occupancy.

3.3. Incorporation into Deeds and Leases. This Covenant shall be incorporated by reference in each and every deed and Lease for any portion of the Property.

3.4. Conveyance of Property. The Owner and new Owner shall provide Notice to the Department not later than 30 calendar days after any conveyance or receipt of any ownership interest in the Property (excluding Leases, and mortgages, liens, and other non-possessory encumbrances). The Notice shall include the name and mailing address of the new Owner of the Property and shall reference the site name and site code as listed on page one of this Covenant. The notice shall also include the Assessor's Parcel Number noted on page one. If the new Owner's property has been assigned a different Assessor Parcel Number, each such Assessor Parcel Number that covers the Property must be provided. The Department shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect proposed conveyance, except as otherwise provided by law or by administrative order.

3.5. Costs of Administering the Covenant to Be Paid by Owner. The Department has already incurred and will in the future incur costs associated with this Covenant. Therefore, the Covenantor hereby covenants for the Covenantor and for all subsequent Owners that, pursuant to California Code of Regulations, title 22, section 67391.1(h), the Owner agrees to pay the Department's costs in administering, implementing, and enforcing of this Covenant.

ARTICLE IV
RESTRICTIONS AND REQUIREMENTS

4.1. Prohibited Uses. The Property shall not be used for any of the following purposes without prior written approval by the Department:

(a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.

(b) A hospital for humans.

(c) A public or private school for persons under 18 years of age.

(d) A day care center for children.

4.2. Access for Department. The Department shall have reasonable right of entry and access to the Property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by the Department in order to protect human health or safety or the environment.

4.3. Access for Implementing Operation and Maintenance. The entity or person responsible for implementing the operation and maintenance activities, if any, shall have reasonable right of entry and access to the Property for the purpose of implementing such operation and maintenance activities until the Department determines that no further operation and maintenance activity is required.

4.4. Inspection and Reporting Requirements. The Owner shall conduct an annual inspection of the Property verifying compliance with this Covenant and shall submit an annual inspection letter report to the Department for its approval by March 1st of each year. The annual inspection letter report must include the dates, times, and names of those who conducted the inspection and reviewed the annual inspection report. It also shall describe how the observations that were the basis for the statements and conclusions in the annual inspection report were performed (e.g., drive by, fly over, walk in, etc.). If any violation is noted, the annual inspection letter report must detail the steps taken to correct the violation and return to compliance. If the Owner identifies any violations of this Covenant during the annual inspection or at any other time, the Owner must within 10 calendar days of identifying the violation: (a) determine the identity of the party in violation; (b) send a letter advising the party of the violation of the Covenant; and (c) demand that the violation cease immediately. Additionally, a copy of any correspondence related to the violation of this Covenant shall be sent to the Department within 10 calendar days of its original transmission.

4.5 Five-Year Review. In addition to the annual reviews noted above, after a period of five (5) years from March 1, 2018 and every five (5) years thereafter, Owner shall submit a Five-Year Review letter report documenting its review of the remedy

implemented and its evaluation to determine if human health and the environment are being adequately protected by the remedy as implemented. The letter report shall describe the results of all inspections, sampling analyses, tests and other data generated or received by Owner and evaluate the adequacy of the implemented remedy in protecting human health and the environment. As a result of any review work performed, DTSC may require Owner to perform additional review work or modify the review work previously performed by Owner.

ARTICLE V
ENFORCEMENT

5.1. Enforcement. Failure of the Owner or Occupant to comply with this Covenant shall be grounds for the Department to require modification or removal of any Improvements constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant, such as failure to submit (including submission of any false statement) record or report to the Department, shall be grounds for the Department to pursue administrative, civil, or criminal actions, as provided by law.

ARTICLE VI
VARIANCE, REMOVAL AND TERM

6.1. Variance from Environmental Restrictions. Any person may apply to the Department for a written variance from any of the Environmental Restrictions imposed by this Covenant. Such application shall be made in accordance with Health and Safety Code section 25223.

6.2 Removal of Environmental Restrictions. Any person may apply to the Department to remove any of the Environmental Restrictions imposed by this Covenant or terminate the Covenant in its entirety. Such application shall be made in accordance with Health and Safety Code section 25224.

6.3 Term. Unless ended in accordance with paragraph 6.2, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII
MISCELLANEOUS

7.1. No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof, to the general public or anyone else for any purpose whatsoever.

7.2. Recordation. The Covenantor shall record this Covenant, with the referenced Exhibit, in the County of Orange within 10 calendar days of the Covenantor's receipt of a fully executed original.

7.3. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (a) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served; or (b) five calendar days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Owner: JAFAM Corporation
1013 N. Begonia Avenue
Ontario, California 91762
Attn: Clayton Trevor Fabeck

And

To Department: John E. Scandura, Branch Chief
Department of Toxic Substances Control
Brownfields and Environmental Restoration Program
5796 Corporate Avenue
Cypress, California 90630

Any party may change its address or the individual to whose attention a Notice is to be sent by giving advance written Notice in compliance with this paragraph.

7.4. Partial Invalidity. If this Covenant or any of its terms are determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.5. Statutory References. All statutory or regulatory references include successor provisions.

7.6. Incorporation of Exhibits. All exhibits and attachments to this Covenant are incorporated herein by reference.

IN WITNESS WHEREOF, the Covenantor and the Department hereby execute this Covenant.

Covenantor: JAFAM Corporation

By: _____

Title: Clayton Trevor Fabeck, Authorized Signatory

Date: 12/11/17

Department of Toxic Substances Control:

By: _____

Title: John E. Scandura, Branch Chief

Date: December 13, 2017

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

On DECEMBER 13, 2017 before me,

KELLY S. LALIBERTE, NOTARY PUBLIC

(space above this line is for name and title of the officer/notary),

personally appeared JOHN EDWARD SCANDURA, 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.

KELLY S. LALIBERTE
COMM. #2151006
Notary Public · California
Los Angeles County
My Comm. Expires Apr. 28, 2020

WITNESS my hand and official seal,

Kelly S. Laliberte (seal)

Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

On Dec 11, 2017 before me, Roseann Ochoa, Notary Public,

(space above this line is for name and title of the officer/notary),

personally appeared CLAYTON TREVOR FABECK, 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,

ROSEANN OCHOA
COMM. # 2147923
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Comm. Expires MARCH 31, 2020

Roseann Ochoa (seal)

Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION
ONTARIO PLAZA

BEING A PORTION OF LOT 791, ACCORDING TO MAP OF ONTARIO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 11 OF MAPS, PAGE 5, RECORDS OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

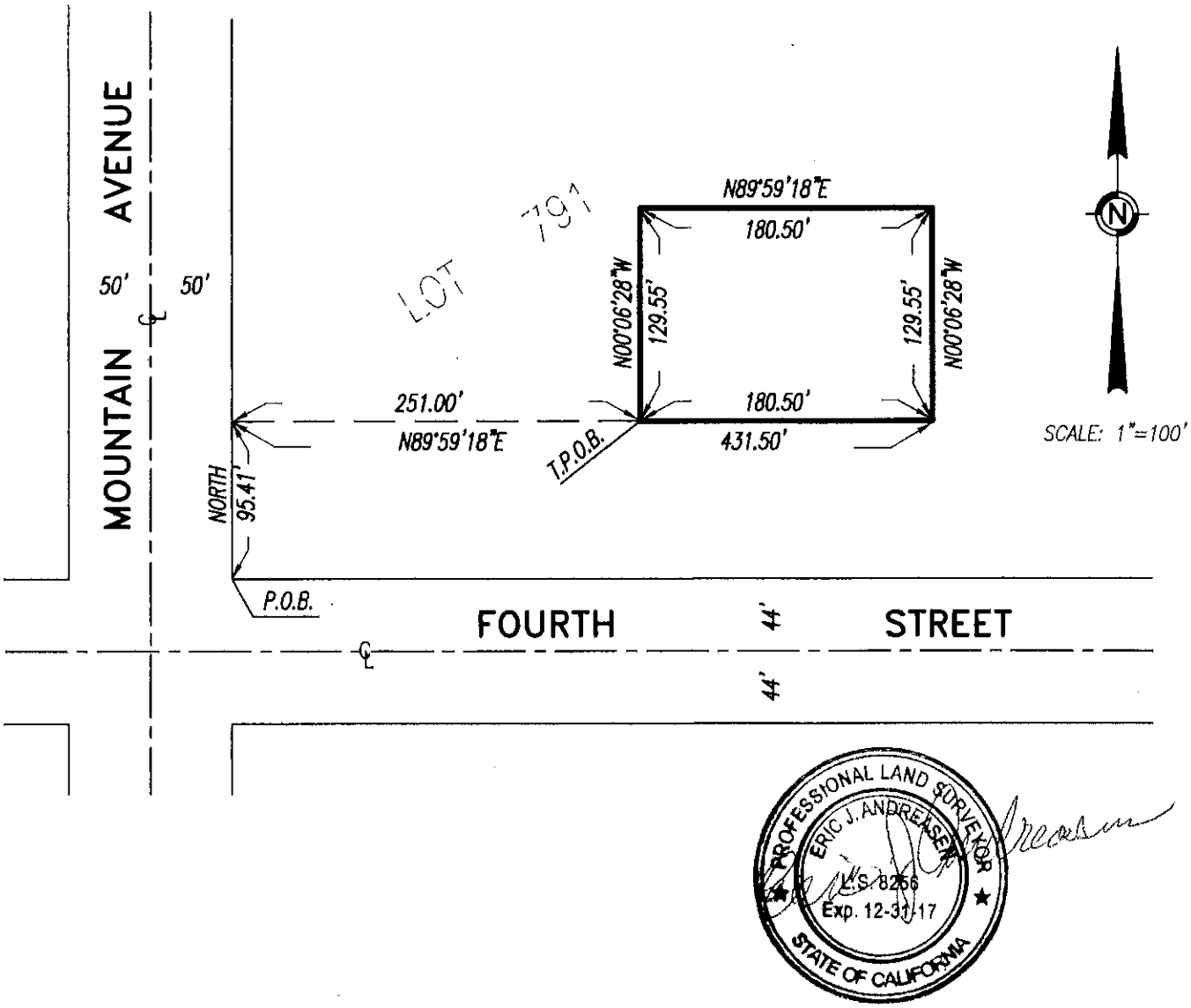
BEGINNING AT A POINT ON THE EAST LINE OF MOUNTAIN AVENUE (100 FEET WIDE) SAID POINT BEING 44.00 FEET NORTH OF THE CENTER LINE OF FOURTH STREET; THENCE ALONG THE EAST LINE OF SAID MOUNTAIN AVENUE NORTH 95.41 FEET; THENCE N. 89°59'18" E. 251.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 89°59'18" E. 180.50 FEET; THENCE N. 0°06'28" W. 129.55 FEET; THENCE S. 89°59'18" W. 180.50 FEET; THENCE S. 0°06'28" E. 129.55 FEET TO THE TRUE POINT OF BEGINNING.

Contains 23,384 S.F. more or less

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

EXHIBIT "B"

ONTARIO PLAZA



PROFESSIONAL LAND SURVEYOR
ERIC J. ANDREASEN
L.S. 8256
Exp. 12-31-17
STATE OF CALIFORNIA

PREPARED BY:
ANDREASEN ENGINEERING, INC.
Civil Engineering • Land Surveying • Municipal Engineering
580 North Park Avenue, Pomona, California 91768
(909) 623-1595 Fax (909) 620-0016

APPENDIX B

Laboratory Analytical Results

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

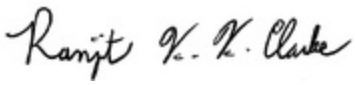
Lab Job Number: 470175
Report Level: II
Report Date: 11/10/2022

Analytical Report *prepared for:*

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Project: WATERMARK ONTARIO - 1028 W. 4th St., Ontario, CA - Supplemental Report 1

Authorized for release by:



Ranjit K Clarke, Client Services Manager
(714) 771-9906
Ranjit.Clarke@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105

ENTHALPY ANALYTICAL

Sample Summary

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Lab Job #: 470175
Project No: WATERMARK ONTARIO
Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1
Date Received: 10/04/22

Sample ID	Lab ID	Collected	Matrix
SCS1-2	470175-001	10/04/22 13:54	Soil
SCS1-3	470175-002	10/04/22 13:56	Soil
SCS1-4	470175-003	10/04/22 13:58	Soil
SCS1-5	470175-004	10/04/22 14:00	Soil
SCS1-8	470175-005	10/04/22 14:05	Soil
SCS2-1	470175-006	10/04/22 14:22	Soil
SCS2-2	470175-007	10/04/22 14:24	Soil
SCS2-3	470175-008	10/04/22 14:26	Soil
SCS2-4	470175-009	10/04/22 14:28	Soil
SCS2-5	470175-010	10/04/22 14:30	Soil
SCS2-8	470175-011	10/04/22 14:35	Soil
SCS3-1	470175-012	10/04/22 11:07	Soil
SCS3-2	470175-013	10/04/22 11:09	Soil
SCS3-3	470175-014	10/04/22 11:11	Soil
SCS3-4	470175-015	10/04/22 11:13	Soil
SCS3-5	470175-016	10/04/22 11:15	Soil
SCS3-8	470175-017	10/04/22 11:20	Soil
SCS4-1	470175-018	10/04/22 09:52	Soil
SCS4-2	470175-019	10/04/22 09:54	Soil
SCS4-3	470175-020	10/04/22 09:56	Soil
SCS4-4	470175-021	10/04/22 09:58	Soil
SCS4-5	470175-022	10/04/22 10:00	Soil
SCS4-8	470175-023	10/04/22 10:05	Soil
SCS5-3	470175-024	10/04/22 08:46	Soil
SCS5-4	470175-025	10/04/22 08:48	Soil
SCS5-5	470175-026	10/04/22 08:50	Soil

ENTHALPY ANALYTICAL

Sample Summary

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Lab Job #: 470175
Project No: WATERMARK ONTARIO
Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1
Date Received: 10/04/22

Sample ID	Lab ID	Collected	Matrix
SCS5-8	470175-027	10/04/22 08:55	Soil
SCS6-1	470175-028	10/04/22 08:16	Soil
SCS6-2	470175-029	10/04/22 08:18	Soil
SCS6-3	470175-030	10/04/22 08:20	Soil
SCS6-4	470175-031	10/04/22 08:22	Soil
SCS6-5	470175-032	10/04/22 08:25	Soil
SCS6-8	470175-033	10/04/22 08:30	Soil
SCS7-6	470175-034	10/04/22 09:11	Soil
SCS7-7	470175-035	10/04/22 09:13	Soil
SCS7-3	470175-036	10/04/22 09:06	Soil
SCS7-4	470175-037	10/04/22 09:08	Soil
SCS7-5	470175-038	10/04/22 09:10	Soil
SCS7-8	470175-039	10/04/22 09:15	Soil
SCS8-1	470175-040	10/04/22 09:22	Soil
SCS8-2	470175-041	10/04/22 09:24	Soil
SCS8-3	470175-042	10/04/22 09:26	Soil
SCS8-4	470175-043	10/04/22 09:28	Soil
SCS8-5	470175-044	10/04/22 09:30	Soil
SCS8-8	470175-045	10/04/22 09:35	Soil
SCS9-1	470175-046	10/04/22 10:12	Soil
SCS9-2	470175-047	10/04/22 10:14	Soil
SCS9-3	470175-048	10/04/22 10:16	Soil
SCS9-4	470175-049	10/04/22 10:18	Soil
SCS9-5	470175-050	10/04/22 10:20	Soil
SCS9-8	470175-051	10/04/22 10:25	Soil
SCS10-1	470175-052	10/04/22 11:32	Soil

ENTHALPY ANALYTICAL

Sample Summary

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Lab Job #: 470175
Project No: WATERMARK ONTARIO
Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1
Date Received: 10/04/22

Sample ID	Lab ID	Collected	Matrix
SCS10-2	470175-053	10/04/22 11:34	Soil
SCS10-3	470175-054	10/04/22 11:36	Soil
SCS10-4	470175-055	10/04/22 11:38	Soil
SCS10-5	470175-056	10/04/22 11:40	Soil
SCS10-8	470175-057	10/04/22 11:45	Soil
SCS11-1	470175-058	10/04/22 13:17	Soil
SCS11-2	470175-059	10/04/22 13:19	Soil
SCS11-3	470175-060	10/04/22 13:21	Soil
SCS11-4	470175-061	10/04/22 13:23	Soil
SCS11-5	470175-062	10/04/22 13:25	Soil
SCS11-8	470175-063	10/04/22 13:30	Soil
SCS12-7	470175-064	10/04/22 07:40	Soil
SCS12-3	470175-065	10/04/22 07:26	Soil
SCS12-4	470175-066	10/04/22 07:28	Soil
SCS12-5	470175-067	10/04/22 07:30	Soil
SCS12-8	470175-068	10/04/22 07:43	Soil
SCS13-7	470175-069	10/04/22 08:03	Soil
SCS13-2	470175-070	10/04/22 07:52	Soil
SCS13-3	470175-071	10/04/22 07:54	Soil
SCS13-4	470175-072	10/04/22 07:56	Soil
SCS13-5	470175-073	10/04/22 07:58	Soil
SCS13-8	470175-074	10/04/22 08:05	Soil
SCS14-1	470175-075	10/04/22 12:02	Soil
SCS14-2	470175-076	10/04/22 12:04	Soil
SCS14-3	470175-077	10/04/22 12:06	Soil
SCS14-4	470175-078	10/04/22 12:08	Soil

ENTHALPY ANALYTICAL

Sample Summary

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Lab Job #:	470175
Project No:	WATERMARK ONTARIO
Location:	1028 W. 4th St., Ontario, CA - Supplemental Report 1
Date Received:	10/04/22

Sample ID	Lab ID	Collected	Matrix
SCS14-5	470175-079	10/04/22 12:10	Soil
SCS14-8	470175-080	10/04/22 12:15	Soil
SCS15-1	470175-081	10/04/22 12:22	Soil
SCS15-2	470175-082	10/04/22 12:24	Soil
SCS15-3	470175-083	10/04/22 12:26	Soil
SCS15-4	470175-084	10/04/22 12:28	Soil
SCS15-5	470175-085	10/04/22 12:30	Soil
SCS15-8	470175-086	10/04/22 12:35	Soil
SCS16-2	470175-087	10/04/22 12:54	Soil
SCS16-3	470175-088	10/04/22 12:56	Soil
SCS16-4	470175-089	10/04/22 12:58	Soil
SCS16-5	470175-090	10/04/22 13:00	Soil
SCS16-8	470175-091	10/04/22 13:05	Soil

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Case Narrative

SCS Engineers 8799 Balboa #290 San Diego, CA 92123 Keith Etchells	Lab Job Number: 470175 Project No: WATERMARK ONTARIO Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1 Date Received: 10/04/22

This data package contains sample and QC results for thirty three soil samples, requested for the above referenced project on 10/04/22. The samples were received cold and intact.

TPH-Extractables by GC (EPA 8015B):

- Many samples were diluted due to the dark color of the sample extracts.
- No other analytical problems were encountered.

Volatile Organics by GC/MS (EPA 8260B):

- High surrogate recovery was observed for dibromofluoromethane in SCS7-4 (lab # 470175-037); no target analytes were detected in the sample.
- No other analytical problems were encountered.

Metals (EPA 6010B and EPA 7471A) Soil:

- Low recoveries were observed for antimony in the MS/MSD of SCS12-4 (lab # 470175-066); the LCS was within limits, the associated RPD was within limits, and these low recoveries were not associated with any reported results.
- Low recoveries were observed for antimony in the MS/MSD of SCS1-2 (lab # 470175-001); the LCS was within limits, and the associated RPD was within limits.
- No other analytical problems were encountered.

Metals (EPA 6010B) WET Leachate:

No analytical problems were encountered.

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Chain of Custody Record

Lab No: 470175

Page: 1 of 10

Turn Around Time (rush by advanced notice only)

Standard:	X	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT	

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931 W. Barkley Avenue, Orange, CA 92868

Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: 2.1 / 0.8, 3.< (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	SCS Engineers	Name:	Watermark Ontario
Report To:	Keith Etchells	Number:	
Email:	Ketchells@scsengineers.com	P.O. #:	01222196.00
Address:	8799 Balboa Ave, Suite 290	Address:	1028 W. 4th St.
	San Diego, CA 92123		Ontario, CA
Phone:	(858) 571-5500	Global ID:	
Fax:		Sampled By:	Garrett Lepine

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	~~SCS1-1~~	~~10/4/22~~		S		ICE	X	X	X		GL
2	SCS1-2	10/4/22	1354	S	Acetate/Leave	ICE	X	X	X	X	GL
3	SCS1-3		1356						X		
4	SCS1-4		1358							X	
5	SCS1-5		1400							X	
6	SCS1-8		1405							X	
7	SCS2-1		1422				X	X	X		
8	SCS2-2		1424							X	
9	SCS2-3		1426						X		
10	SCS2-4		1428							X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		[illegible]	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 470175

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Standard:	X	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT	

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Phone 714-771-6900

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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same	Number:	AS
Email:		P.O. #:	
Address:		Address:	
	Page 1		
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	SCS2-5	10/4/22	1430	S	Acetate Sleeve	ICE				X	
2	SCS2-8		1435							X	
3	SCS3-1		1107				X	X	X		
4	SCS3-2		1109							X	
5	SCS3-3		1111						X		
6	SCS3-4		1113							X	
7	SCS3-5		1115							X	
8	SCS3-8		1120							X	
9	SCS4-1		0952				X	X	X		
10	SCS4-2		0954							X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		Zain P.	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 470175

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Turn Around Time (rush by advanced notice only)

Standard:	X	5 Day:		3 Day:	
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Phone 714-771-6900

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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as Page 1	Number:	
Email:		P.O. #:	
Address:		Address:	
		Global ID:	
Phone:		Sampled By:	
Fax:			

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	SCS4-3	10/4/22	0956	S	Acetate Sleeve	ICE			X		
2	SCS4-4		0958							X	
3	SCS4-5		1000							X	
4	SCS4-8		1005							X	
5	~~SCS5-1~~						X	X	X		GL
6	~~SCS6-2~~									X	GL
7	SCS5-3		0846				X	X	X		
8	SCS5-4		0848						X	X	GL
9	SCS5-5		0850							X	
10	SCS5-8		0855							X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		Zach P.	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

Chain of Custody Record Lab No: 470175 Page: 4 of 10

Turn Around Time (rush by advanced notice only)

Standard:	X	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT	

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Phone 714-771-6900

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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as Page 1	Number:	
Email:		P.O. #:	
Address:		Address:	
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)								Archive	Test Instructions / Comments
1	SCS6-1	10/4/22	0816	S	Acetate Sleeve	ICE	X	X	X									
2	SCS6-2		0818														X	
3	SCS6-3		0820						X									
4	SCS6-4		0822														X	
5	SCS6-5		0825														X	
6	SCS6-8		0830														X	
7	SCS7-6		0911				X	X	X	GC							X	
8	SCS7-7		0913														X	
9	SCS7-3		0906				X	X	X									
10	SCS7-4		0908						X								X	GC

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		Zaid P.	EA/GL	10/4/22 1610.
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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10 of 108

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 470175

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Turn Around Time (rush by advanced notice only)

Standard:	X	5 Day:		3 Day:	
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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as	Number:	
Email:		P.O. #:	
Address:		Address:	Page 1
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	SCS 7-5	10/4/22	0910	S	Acetate Sleeve	ICE				X	
2	SCS7-8		0915							X	
3	SCS8-1		0922				X	X	X		
4	SCS8-2		0924							X	
5	SCS8-3		0926						X		
6	SCS8-4		0928							X	
7	SCS8-5		0930							X	
8	SCS8-8		0935							X	
9	SCS9-1	↓	1012				X	X	X		
10	SCS9-2		1014	↓	↓	↓				X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepire	SCS	10/4/22 1610
[1] Received By:		Tom P.	EAS/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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Chain of Custody Record — Lab No: 470175 — Page: 6 of 10

Turn Around Time (rush by advanced notice only)

Standard:	X	5 Day:		3 Day:	
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Enthalpy Analytical - Orange
931 W. Barkley Avenue, Orange, CA 92868
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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:		Number:	as
Email:	Same	P.O. #:	
Address:		Address:	Page 1
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)								Archive	Test Instructions / Comments
1	SCS9-3	10/4/22	1016	S	AcetateSleeve	ICE			X									
2	SCS9-4		1018														X	
3	SCS9-5		1020														X	
4	SCS9-8		1025														X	
5	SCS10-1		1132				X	X	X									
6	SCS10-2		1134														X	
7	SCS10-3		1136						X									
8	SCS10-4		1138														X	
9	SCS10-5	↓	1140	↓	↓	↓											X	
10	SCS10-8		1145														X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		ZAEN P.	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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Chain of Custody Record

Lab No: 470175

Page: 7 of 10

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Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as	Number:	
Email:		P.O. #:	
Address:	Page 1	Address:	
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM17 metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	SCS11-1	10/4/22	1317	S	~~AcetateSleeve~~	ICE	X	X	X		
2	SCS11-2		1319							X	
3	SCS11-3		1321						X		
4	SCS11-4		1323							X	
5	SCS11-5		1325							X	
6	SCS11-8		1330							X	
7	~~SCS12-1~~						X	X	X		Cancel
8	SCS12-~~4~~		0740		A					X	
9	SCS12-3		0726				X	X	X		
10	SCS12-4		0728							X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:	D Lujan	Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		[illegible] P.	~~EA~~/OL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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Chain of Custody Record — Lab No: 470175 — Page: 8 of 10

Turn Around Time (rush by advanced notice only)

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Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as Page 1	Number:	
Email:		P.O. #:	
Address:		Address:	
		Global ID:	
Phone:		Sampled By:	
Fax:			

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM17 Metals (6010B/7000)	VOCs (8260B)							Archive	Test Instructions / Comments
1	SCS12-5	10/4/22	0730	S	AcetateSleeve	ICE										X	
2	SCS12-8		0743													X	
3	SCS13-1		0803				X	X	X	GL						X	
4	SCS13-2		0752				X	X	X							X	GL
5	SCS13-3		0754						X								
6	SCS13-4		0756													X	
7	SCS13-5		0758													X	
8	SCS13-8		0805													X	
9	SCS14-1		1202				X	X	X								
10	SCS14-2		1204													X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		Josh P.	EA/GL	10/4/22 1610.
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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Chain of Custody Record

Lab No: 470175

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Turn Around Time (rush by advanced notice only)

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Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:		Number:	
Email:	Same as	P.O. #:	
Address:		Address:	
	Page 1		
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)								Archive	Test Instructions / Comments
1	SCS14-3	10/4/22	1206	S	Acetate Sleeve	ICE			X									
2	SCS14-4		1208														X	
3	SCS14-5		1210														X	
4	SCS14-8		1215														X	
5	SCS15-1		1222				X	X	X									
6	SCS15-2		1224														X	
7	SCS15-3		1226						X									
8	SCS15-4		1228														X	
9	SCS15-5		1230														X	
10	SCS15-8		1235														X	

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		ZAK P.	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

ENTHALPY ANALYTICAL

Chain of Custody Record — Lab No: 470175 — Page: 10 of 10

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Standard:	X	5 Day:		3 Day:	
2 Day:		1 Day:		Custom TAT	

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931 W. Barkley Avenue, Orange, CA 92868
Phone 714-771-6900

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:		Name:	
Report To:	Same as Page 1	Number:	
Email:		P.O. #:	
Address:		Address:	
Phone:		Global ID:	
Fax:		Sampled By:	

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. range (8015B)	CAM 17 Metals (6010B/7000)	VOCs (8260B)	Archive	Test Instructions / Comments
1	~~SCS16-1~~			S		Ice	X	X	X		GL
2	SCS16-2	10/4/22	1254	S	Acetate sleeve	ICE	X	X	X	X	GL
3	SCS16-3	↓	1256	↓	↓	↓			X		
4	SCS16-4		1258							X	
5	SCS16-5		1300							X	
6	SCS16-8		1305							X	
7											
8											
9											
10											

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:		Garrett Lepine	SCS	10/4/22 1610
[1] Received By:		ZAID P.	EA/GL	10/4/22 1610
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

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SAMPLE ACCEPTANCE CHECKLIST

Section 1

Client: SCS Engineers Project: _____

Date Received: 10/04/22 Sampler's Name Present: ☑ Yes ☐ No

Section 2

Sample(s) received in a cooler? ☑ Yes, How many? 1 ☐ No (skip section 2) Sample Temp (°C) (No Cooler): _____

Sample Temp (°C), One from each cooler: #1: 8.3 #2: _____ #3: _____ #4: _____

(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance range is < 10°C but not frozen). It is acceptable for samples collected the same day as sample receipt to have a higher temperature as long as there is evidence that cooling has begun.)

Shipping Information: _____

Section 3

Was the cooler packed with: ☑ Ice ☐ Ice Packs ☐ Bubble Wrap ☐ Styrofoam ☐ Paper ☐ None ☐ Other _____

Cooler Temp (°C): #1: 2.1 #2: _____ #3: _____ #4: _____

Section 4	YES	NO	N/A
Was a COC received?	✔		
Are sample IDs present?	✔		
Are sampling dates & times present?	✔		
Is a relinquished signature present?	✔		
Are the tests required clearly indicated on the COC?	✔		
Are custody seals present?		✔	
If custody seals are present, were they intact?			✔
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)	✔		
Did all samples arrive intact? If no, indicate in Section 4 below.	✔		
Did all bottle labels agree with COC? (ID, dates and times)	✔		
Were the samples collected in the correct containers for the required tests?	✔		
Are the containers labeled with the correct preservatives?			✔
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			✔
Was a sufficient amount of sample submitted for the requested tests?	✔		

Section 5 Explanations/Comments

SAMPLES WERE SUBMERGED IN ICE WATER UPON LABELING. WATER WAS DISCOVERED IN MOST ACETATE SLEEVES. ZP.

Section 6

For discrepancies, how was the Project Manager notified? ☐ Verbal PM Initials: RKC Date/Time 10/4/22 ☑ Email (email sent to/on): _____ / _____

Project Manager's response:

Completed By: _____ Date: 10/4/22

MONTROSE ENVIRONMENTAL

Ranjit Clarke <ranjit.clarke@enthalpy.com>

[EXTERNAL] 128 W. 4th Street - Additional Analysis

1 message

O'Neal, Allison <AONeal@scsengineers.com> Wed, Nov 2, 2022 at 9:18 AM
To: Ranjit Clarke <Ranjit.Clarke@enthalpy.com>
Cc: "Etchells, Keith" <KEtchells@scsengineers.com>

Hi Ranjit,

Please run the below additional analysis for the attached on a normal TAT:

- the WET analysis for lead on sample SCS12-3
- Lead (6010B) for samples SCS12-1 (if this sample is there, or is there a sample SCS12-2?), SCS12-4, and SCS12-5

Thank you,

Allison O'Neal

Staff Professional

SCS Engineers

8799 Balboa Avenue, Suite 290

San Diego, CA 92123 USA

858-583-7763 (W)

858-287-0277 (C)

aoneal@scsengineers.com

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www.scsengineers.com

470175_level2.pdf
1289K

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Analysis Results for 470175

Keith Etchells
SCS Engineers
8799 Balboa #290
San Diego, CA 92123

Lab Job #: 470175
Project No: WATERMARK ONTARIO
Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1
Date Received: 10/04/22

Sample ID: SCS1-2 **Lab ID: 470175-001** **Collected: 10/04/22 13:54**
Matrix: Soil

470175-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Arsenic	**3.8**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Barium	**85**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Chromium	**23**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Cobalt	**9.0**		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Copper	**18**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Lead	**14**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Nickel	**16**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Vanadium	**43**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Zinc	**53**		mg/Kg	4.8	0.95	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	9.9	0.99	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	9.9	0.99	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**95**		mg/Kg	50	0.99	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	95%		%REC	70-130	0.99	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	113%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	105%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	104%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	100%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS1-3	Lab ID: 470175-002	Collected: 10/04/22 13:56
	Matrix: Soil	

470175-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	119%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	107%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	94%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS2-1	Lab ID: 470175-006	Collected: 10/04/22 14:22
	Matrix: Soil	

470175-006 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Arsenic	**4.0**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Barium	**73**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Chromium	**30**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Cobalt	**11**		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Copper	**24**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Lead	**6.2**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Nickel	**20**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Vanadium	**52**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Zinc	**71**		mg/Kg	4.8	0.96	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	ND		mg/Kg	50	1	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	101%		%REC	70-130	1	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-006 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-006 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	106%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	101%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS2-3	Lab ID: 470175-008	Collected: 10/04/22 14:26
	Matrix: Soil	

470175-008 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-008 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	116%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	107%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	100%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	105%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS3-1	Lab ID: 470175-012	Collected: 10/04/22 11:07
	Matrix: Soil	

470175-012 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Arsenic	**2.4**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Barium	**55**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Chromium	**18**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Cobalt	**8.1**		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Copper	**18**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Lead	**11**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Nickel	**20**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Silver	**0.49**		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Vanadium	**40**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Zinc	**41**		mg/Kg	4.9	0.97	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	500	50	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	500	50	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**2,900**		mg/Kg	2,500	50	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	50	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-012 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-012 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	105%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	110%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	98%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	108%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS3-3	Lab ID: 470175-014	Collected: 10/04/22 11:11
	Matrix: Soil	

470175-014 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-014 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	111%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	104%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	98%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS4-1	Lab ID: 470175-018	Collected: 10/04/22 09:52
	Matrix: Soil	

470175-018 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Arsenic	**2.7**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Barium	**64**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Chromium	**24**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Cobalt	**8.1**		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Copper	**16**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Lead	**18**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Nickel	**19**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Vanadium	**42**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Zinc	**59**		mg/Kg	5.0	0.99	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**1,400**		mg/Kg	1,200	25	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	25	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-018 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-018 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	104%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	104%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	106%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS4-3	Lab ID: 470175-020	Collected: 10/04/22 09:56
	Matrix: Soil	

470175-020 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-020 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	116%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	104%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS5-3	Lab ID: 470175-024	Collected: 10/04/22 08:46
	Matrix: Soil	

470175-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Arsenic	**3.5**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Barium	**78**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Chromium	**24**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Cobalt	**9.2**		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Copper	**19**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Lead	**5.2**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Nickel	**16**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Vanadium	**44**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Zinc	**50**		mg/Kg	4.8	0.96	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	9.9	0.99	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	9.9	0.99	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	ND		mg/Kg	50	0.99	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	99%		%REC	70-130	0.99	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-024 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	112%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	101%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	94%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	98%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS5-4	Lab ID: 470175-025	Collected: 10/04/22 08:48
	Matrix: Soil	

470175-025 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-025 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	120%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	108%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	93%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS6-1	Lab ID: 470175-028	Collected: 10/04/22 08:16
	Matrix: Soil	

470175-028 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Arsenic	**3.9**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Barium	**71**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Chromium	**23**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Cobalt	**9.0**		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Copper	**17**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Lead	**13**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Nickel	**15**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.49	0.97	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.97	298567	10/10/22	10/11/22	SBW
Vanadium	**43**		mg/Kg	0.97	0.97	298567	10/10/22	10/11/22	SBW
Zinc	**50**		mg/Kg	4.9	0.97	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	**10**		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**66**		mg/Kg	50	1	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	98%		%REC	70-130	1	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-028 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-028 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	119%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	111%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS6-3	Lab ID: 470175-030	Collected: 10/04/22 08:20
	Matrix: Soil	

470175-030 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-030 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	118%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	110%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	93%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	96%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS7-3	Lab ID: 470175-036	Collected: 10/04/22 09:06
	Matrix: Soil	

470175-036 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Arsenic	**3.1**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Barium	**65**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Chromium	**22**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Cobalt	**8.0**		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Copper	**18**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Lead	**11**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Nickel	**16**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.95	298567	10/10/22	10/11/22	SBW
Vanadium	**42**		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Zinc	**48**		mg/Kg	4.8	0.95	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	99	9.9	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	99	9.9	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	ND		mg/Kg	500	9.9	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	81%		%REC	70-130	9.9	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-036 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-036 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	112%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	103%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS7-4	Lab ID: 470175-037	Collected: 10/04/22 09:08
	Matrix: Soil	

470175-037 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-037 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	157%	*	%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	102%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	95%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	103%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS8-1	Lab ID: 470175-040	Collected: 10/04/22 09:22
	Matrix: Soil	

470175-040 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Arsenic	**2.9**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Barium	**59**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Chromium	**18**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Cobalt	**7.6**		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Copper	**18**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Lead	**10**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Nickel	**19**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Vanadium	**40**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Zinc	**44**		mg/Kg	4.9	0.98	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**2,100**		mg/Kg	1,300	25	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	25	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-040 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-040 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	115%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	101%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	101%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	109%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS8-3	Lab ID: 470175-042	Collected: 10/04/22 09:26
	Matrix: Soil	

470175-042 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-042 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	110%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	99%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	94%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	100%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS9-1	Lab ID: 470175-046	Collected: 10/04/22 10:12
	Matrix: Soil	

470175-046 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Arsenic	**2.2**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Barium	**51**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Chromium	**17**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Cobalt	**9.3**		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Copper	**16**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Lead	**7.6**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Nickel	**19**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Vanadium	**44**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Zinc	**44**		mg/Kg	5.0	0.99	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	500	50	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	500	50	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**2,800**		mg/Kg	2,500	50	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	50	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-046 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-046 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	114%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	108%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	102%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	120%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

Sample ID: SCS9-3	Lab ID: 470175-048	Collected: 10/04/22 10:16
	Matrix: Soil	

470175-048 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/07/22	10/07/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/07/22	10/07/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/07/22	10/07/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-048 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/07/22	10/07/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/07/22	10/07/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	117%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
1,2-Dichloroethane-d4	117%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Toluene-d8	93%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ
Bromofluorobenzene	97%		%REC	70-145	1	298449	10/07/22	10/07/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS10-1	Lab ID: 470175-052	Collected: 10/04/22 11:32
	Matrix: Soil	

470175-052 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Arsenic	**2.6**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Barium	**54**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Chromium	**18**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Cobalt	**7.5**		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Copper	**16**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Lead	**7.0**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Nickel	**16**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Silver	**0.63**		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Vanadium	**36**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Zinc	**42**		mg/Kg	5.0	0.99	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.15	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**2,100**		mg/Kg	1,200	25	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	25	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-052 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Tetrachloroethene	**5.8**		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-052 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	115%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	107%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
Toluene-d8	98%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
Bromofluorobenzene	104%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS10-3	Lab ID: 470175-054	Collected: 10/04/22 11:36
	Matrix: Soil	

470175-054 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	1	298449	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298449	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298449	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298449	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	1	298449	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-054 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298449	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298449	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	100%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	98%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
Toluene-d8	98%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ
Bromofluorobenzene	99%		%REC	70-145	1	298449	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS11-1	Lab ID: 470175-058	Collected: 10/04/22 13:17
	Matrix: Soil	

470175-058 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Arsenic	**2.9**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Barium	**55**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Chromium	**18**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Cobalt	**7.4**		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Copper	**15**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Lead	**11**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Nickel	**17**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Vanadium	**38**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Zinc	**45**		mg/Kg	5.0	1	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	250	25	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**2,000**		mg/Kg	1,200	25	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane		DO	%REC	70-130	25	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-058 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-058 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	107%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	91%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	99%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	108%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS11-3	Lab ID: 470175-060	Collected: 10/04/22 13:21
	Matrix: Soil	

470175-060 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-060 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	105%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	91%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	98%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	105%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS12-3	Lab ID: 470175-065	Collected: 10/04/22 07:26

470175-065 Analyte	Result	Qual	Units	RL	Matrix	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B										
Antimony	ND		mg/Kg	2.9	Soil	0.96	298567	10/10/22	10/11/22	SBW
Arsenic	**3.2**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Barium	**63**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	Soil	0.96	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	Soil	0.96	298567	10/10/22	10/11/22	SBW
Chromium	**22**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Cobalt	**8.3**		mg/Kg	0.48	Soil	0.96	298567	10/10/22	10/11/22	SBW
Copper	**19**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Lead	**95**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Nickel	**15**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	Soil	0.96	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	Soil	0.96	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	Soil	0.96	298567	10/10/22	10/11/22	SBW
Vanadium	**41**		mg/Kg	0.96	Soil	0.96	298567	10/10/22	10/11/22	SBW
Zinc	**73**		mg/Kg	4.8	Soil	0.96	298567	10/10/22	10/11/22	SBW
Method: EPA 6010B Prep Method: METHOD										
Lead	ND		mg/L	0.15	WET Leachate	10	300564	11/07/22	11/07/22	KLN
Method: EPA 7471A Prep Method: METHOD										
Mercury	ND		mg/Kg	0.16	Soil	1.1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580										
TPH (C6-C12)	ND		mg/Kg	9.9	Soil	0.99	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	9.9	Soil	0.99	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	ND		mg/Kg	50	Soil	0.99	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**						
n-Triacontane	95%		%REC	70-130	Soil	0.99	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B										
3-Chloropropene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	Soil	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-065 Analyte	Result	Qual	Units	RL	Matrix	DF	Batch	Prepared	Analyzed	Chemist
Bromomethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	Soil	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	Soil	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	Soil	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-065 Analyte	Result	Qual	Units	RL	Matrix	DF	Batch	Prepared	Analyzed	Chemist
2-Chlorotoluene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	Soil	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**						
Dibromofluoromethane	109%		%REC	70-145	Soil	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	94%		%REC	70-145	Soil	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	98%		%REC	70-145	Soil	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	103%		%REC	70-145	Soil	1	298507	10/08/22	10/08/22	LYZ

Sample ID: SCS12-4 **Lab ID: 470175-066** **Collected: 10/04/22 07:28**
Matrix: Soil

470175-066 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Lead	**5.7**		mg/Kg	0.98	0.98	300408	11/04/22	11/07/22	KLN

Sample ID: SCS12-5 **Lab ID: 470175-067** **Collected: 10/04/22 07:30**
Matrix: Soil

470175-067 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Lead	**6.4**		mg/Kg	0.88	0.88	300408	11/04/22	11/05/22	KLN

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS13-2	Lab ID: 470175-070	Collected: 10/04/22 07:52
	Matrix: Soil	

470175-070 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Arsenic	**3.4**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Barium	**62**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Chromium	**22**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Cobalt	**8.5**		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Copper	**20**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Lead	**6.2**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Nickel	**16**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.49	0.98	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.98	298567	10/10/22	10/11/22	SBW
Vanadium	**44**		mg/Kg	0.98	0.98	298567	10/10/22	10/11/22	SBW
Zinc	**43**		mg/Kg	4.9	0.98	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.16	1.2	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	20	2	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	20	2	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**230**		mg/Kg	99	2	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	84%		%REC	70-130	2	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-070 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-070 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	110%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	92%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	105%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS13-3	Lab ID: 470175-071	Collected: 10/04/22 07:54
	Matrix: Soil	

470175-071 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-071 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	109%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	93%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	95%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	106%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS14-1	Lab ID: 470175-075	Collected: 10/04/22 12:02
	Matrix: Soil	

470175-075 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Arsenic	**4.5**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Barium	**60**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Chromium	**26**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Cobalt	**9.6**		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Copper	**21**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Lead	**7.4**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Nickel	**17**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.50	0.99	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	0.99	298567	10/10/22	10/11/22	SBW
Vanadium	**48**		mg/Kg	0.99	0.99	298567	10/10/22	10/11/22	SBW
Zinc	**54**		mg/Kg	5.0	0.99	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	10	1	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	ND		mg/Kg	50	1	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	95%		%REC	70-130	1	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-075 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-075 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	114%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	95%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	95%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	103%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS14-3	Lab ID: 470175-077	Collected: 10/04/22 12:06
	Matrix: Soil	

470175-077 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-077 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	111%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	94%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	96%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	103%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS15-1	Lab ID: 470175-081	Collected: 10/04/22 12:22
	Matrix: Soil	

470175-081 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Arsenic	**2.4**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Barium	**66**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Chromium	**18**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Cobalt	**8.1**		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Copper	**17**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Lead	**4.1**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Nickel	**15**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Silver	ND		mg/Kg	0.48	0.96	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	2.9	0.96	298567	10/10/22	10/11/22	SBW
Vanadium	**40**		mg/Kg	0.96	0.96	298567	10/10/22	10/11/22	SBW
Zinc	**43**		mg/Kg	4.8	0.96	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.17	1.2	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	100	10	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	100	10	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**750**		mg/Kg	500	10	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	90%		%REC	70-130	10	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 470175

470175-081 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-081 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	108%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	91%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	106%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS15-3	Lab ID: 470175-083	Collected: 10/04/22 12:26
	Matrix: Soil	

470175-083 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-083 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	110%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	92%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	97%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	103%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS16-2	Lab ID: 470175-087	Collected: 10/04/22 12:54
	Matrix: Soil	

470175-087 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Arsenic	**4.3**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Barium	**66**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Beryllium	ND		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Cadmium	ND		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Chromium	**21**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Cobalt	**7.6**		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Copper	**16**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Lead	**8.8**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Molybdenum	ND		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Nickel	**15**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Selenium	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Silver	**0.57**		mg/Kg	0.50	1	298567	10/10/22	10/11/22	SBW
Thallium	ND		mg/Kg	3.0	1	298567	10/10/22	10/11/22	SBW
Vanadium	**43**		mg/Kg	1.0	1	298567	10/10/22	10/11/22	SBW
Zinc	**49**		mg/Kg	5.0	1	298567	10/10/22	10/11/22	SBW
Method: EPA 7471A Prep Method: METHOD									
Mercury	ND		mg/Kg	0.14	1	298526	10/08/22	10/08/22	KLN
Method: EPA 8015B Prep Method: EPA 3580									
TPH (C6-C12)	ND		mg/Kg	99	9.9	298565	10/10/22	10/10/22	MES
TPH (C13-C22)	ND		mg/Kg	99	9.9	298565	10/10/22	10/10/22	MES
TPH (C23-C44)	**1,000**		mg/Kg	500	9.9	298565	10/10/22	10/10/22	MES
Surrogates				**Limits**					
n-Triacontane	80%		%REC	70-130	9.9	298565	10/10/22	10/10/22	MES
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-087 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-087 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	111%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	92%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	98%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	107%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

Sample ID: SCS16-3	Lab ID: 470175-088	Collected: 10/04/22 12:56
	Matrix: Soil	

470175-088 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 8260B Prep Method: EPA 5030B									
3-Chloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
Freon 12	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Vinyl Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichlorofluoromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Acetone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
Freon 113	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Methylene Chloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
MTBE	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Butanone	ND		ug/Kg	100	1	298507	10/08/22	10/08/22	LYZ
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chloroform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Carbon Tetrachloride	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Benzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Trichloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromodichloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromomethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2-Trichloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 470175

470175-088 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Tetrachloroethene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Dibromochloromethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromoethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Chlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Ethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
m,p-Xylenes	ND		ug/Kg	10	1	298507	10/08/22	10/08/22	LYZ
o-Xylene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Styrene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromoform	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Isopropylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Propylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Bromobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
2-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
4-Chlorotoluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
tert-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
sec-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
para-Isopropyl Toluene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,3-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,4-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
n-Butylbenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Hexachlorobutadiene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Naphthalene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Xylene (total)	ND		ug/Kg	5.0	1	298507	10/08/22	10/08/22	LYZ
Surrogates				**Limits**					
Dibromofluoromethane	109%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
1,2-Dichloroethane-d4	94%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Toluene-d8	99%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ
Bromofluorobenzene	109%		%REC	70-145	1	298507	10/08/22	10/08/22	LYZ

* Value is outside QC limits
DO Diluted Out
ND Not Detected

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Batch QC

Type: Blank	Lab ID: QC1024040	Batch: 300564
Matrix: WET Leachate	Method: EPA 6010B	Prep Method: METHOD

QC1024040 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Lead	ND		mg/L	0.15	11/07/22	11/07/22

Type: Lab Control Sample	Lab ID: QC1024041	Batch: 300564
Matrix: WET Leachate	Method: EPA 6010B	Prep Method: METHOD

QC1024041 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Lead	4.126	4.000	mg/L	103%		80-120

Type: Lab Control Sample Duplicate	Lab ID: QC1024042	Batch: 300564
Matrix: WET Leachate	Method: EPA 6010B	Prep Method: METHOD

QC1024042 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
Lead	3.887	4.000	mg/L	97%		80-120	6	20

Type: Blank	Lab ID: QC1017820	Batch: 298567
Matrix: Soil	Method: EPA 6010B	Prep Method: EPA 3050B

QC1017820 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	3.0	10/10/22	10/11/22
Arsenic	ND		mg/Kg	1.0	10/10/22	10/11/22
Barium	ND		mg/Kg	1.0	10/10/22	10/11/22
Beryllium	ND		mg/Kg	0.50	10/10/22	10/11/22
Cadmium	ND		mg/Kg	0.50	10/10/22	10/11/22
Chromium	ND		mg/Kg	1.0	10/10/22	10/11/22
Cobalt	ND		mg/Kg	0.50	10/10/22	10/11/22
Copper	ND		mg/Kg	1.0	10/10/22	10/11/22
Lead	ND		mg/Kg	1.0	10/10/22	10/11/22
Molybdenum	ND		mg/Kg	1.0	10/10/22	10/11/22
Nickel	ND		mg/Kg	1.0	10/10/22	10/11/22
Selenium	ND		mg/Kg	3.0	10/10/22	10/11/22
Silver	ND		mg/Kg	0.50	10/10/22	10/11/22
Thallium	ND		mg/Kg	3.0	10/10/22	10/11/22
Vanadium	ND		mg/Kg	1.0	10/10/22	10/11/22
Zinc	ND		mg/Kg	5.0	10/10/22	10/11/22

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Batch QC

Type: Lab Control Sample	**Lab ID:** QC1017821	**Batch:** 298567
Matrix: Soil	**Method:** EPA 6010B	**Prep Method:** EPA 3050B

QC1017821 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	95.65	100.0	mg/Kg	96%		80-120
Arsenic	99.48	100.0	mg/Kg	99%		80-120
Barium	102.4	100.0	mg/Kg	102%		80-120
Beryllium	105.1	100.0	mg/Kg	105%		80-120
Cadmium	98.56	100.0	mg/Kg	99%		80-120
Chromium	102.3	100.0	mg/Kg	102%		80-120
Cobalt	107.0	100.0	mg/Kg	107%		80-120
Copper	102.0	100.0	mg/Kg	102%		80-120
Lead	103.4	100.0	mg/Kg	103%		80-120
Molybdenum	102.6	100.0	mg/Kg	103%		80-120
Nickel	103.1	100.0	mg/Kg	103%		80-120
Selenium	86.74	100.0	mg/Kg	87%		80-120
Silver	47.50	50.00	mg/Kg	95%		80-120
Thallium	104.3	100.0	mg/Kg	104%		80-120
Vanadium	102.9	100.0	mg/Kg	103%		80-120
Zinc	101.4	100.0	mg/Kg	101%		80-120

Type: Matrix Spike	**Lab ID:** QC1017822	**Batch:** 298567
Matrix (Source ID): Soil (470175-001)	**Method:** EPA 6010B	**Prep Method:** EPA 3050B

QC1017822 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	35.73	1.366	96.15	mg/Kg	36%	*	75-125	0.96
Arsenic	100.9	3.828	96.15	mg/Kg	101%		75-125	0.96
Barium	165.8	84.87	96.15	mg/Kg	84%		75-125	0.96
Beryllium	101.5	0.2106	96.15	mg/Kg	105%		75-125	0.96
Cadmium	95.25	ND	96.15	mg/Kg	99%		75-125	0.96
Chromium	118.2	23.01	96.15	mg/Kg	99%		75-125	0.96
Cobalt	105.2	9.025	96.15	mg/Kg	100%		75-125	0.96
Copper	118.4	18.38	96.15	mg/Kg	104%		75-125	0.96
Lead	119.3	14.02	96.15	mg/Kg	109%		75-125	0.96
Molybdenum	96.62	0.2512	96.15	mg/Kg	100%		75-125	0.96
Nickel	108.0	15.92	96.15	mg/Kg	96%		75-125	0.96
Selenium	85.37	ND	96.15	mg/Kg	89%		75-125	0.96
Silver	45.87	ND	48.08	mg/Kg	95%		75-125	0.96
Thallium	95.58	1.147	96.15	mg/Kg	98%		75-125	0.96
Vanadium	142.3	43.26	96.15	mg/Kg	103%		75-125	0.96
Zinc	145.7	53.06	96.15	mg/Kg	96%		75-125	0.96

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Batch QC

Type:	**Matrix Spike Duplicate**	**Lab ID:**	**QC1017823**	**Batch:**	**298567**
Matrix (Source ID):	**Soil (470175-001)**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1017823 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	34.70	1.366	96.15	mg/Kg	35%	*	75-125	3	41	0.96
Arsenic	100.3	3.828	96.15	mg/Kg	100%		75-125	1	35	0.96
Barium	168.1	84.87	96.15	mg/Kg	87%		75-125	1	20	0.96
Beryllium	99.75	0.2106	96.15	mg/Kg	104%		75-125	2	20	0.96
Cadmium	94.17	ND	96.15	mg/Kg	98%		75-125	1	20	0.96
Chromium	118.2	23.01	96.15	mg/Kg	99%		75-125	0	20	0.96
Cobalt	104.3	9.025	96.15	mg/Kg	99%		75-125	1	20	0.96
Copper	117.8	18.38	96.15	mg/Kg	103%		75-125	1	20	0.96
Lead	123.4	14.02	96.15	mg/Kg	114%		75-125	3	20	0.96
Molybdenum	96.47	0.2512	96.15	mg/Kg	100%		75-125	0	20	0.96
Nickel	107.4	15.92	96.15	mg/Kg	95%		75-125	1	20	0.96
Selenium	84.26	ND	96.15	mg/Kg	88%		75-125	1	20	0.96
Silver	45.32	ND	48.08	mg/Kg	94%		75-125	1	20	0.96
Thallium	94.37	1.147	96.15	mg/Kg	97%		75-125	1	20	0.96
Vanadium	143.1	43.26	96.15	mg/Kg	104%		75-125	1	20	0.96
Zinc	146.8	53.06	96.15	mg/Kg	98%		75-125	1	20	0.96

Type:	**Blank**	**Lab ID:**	**QC1023488**	**Batch:**	**300408**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1023488 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	3.0	11/04/22	11/07/22
Arsenic	ND		mg/Kg	1.0	11/04/22	11/07/22
Barium	ND		mg/Kg	1.0	11/04/22	11/07/22
Beryllium	ND		mg/Kg	0.50	11/04/22	11/07/22
Cadmium	ND		mg/Kg	0.50	11/04/22	11/07/22
Chromium	ND		mg/Kg	1.0	11/04/22	11/05/22
Cobalt	ND		mg/Kg	0.50	11/04/22	11/07/22
Copper	ND		mg/Kg	1.0	11/04/22	11/07/22
Lead	ND		mg/Kg	1.0	11/04/22	11/07/22
Molybdenum	ND		mg/Kg	1.0	11/04/22	11/07/22
Nickel	ND		mg/Kg	1.0	11/04/22	11/07/22
Selenium	ND		mg/Kg	3.0	11/04/22	11/07/22
Silver	ND		mg/Kg	0.50	11/04/22	11/07/22
Thallium	ND		mg/Kg	3.0	11/04/22	11/07/22
Vanadium	ND		mg/Kg	1.0	11/04/22	11/07/22
Zinc	ND		mg/Kg	5.0	11/04/22	11/07/22

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Batch QC

Type: Lab Control Sample	Lab ID: QC1023489	Batch: 300408
Matrix: Soil	Method: EPA 6010B	Prep Method: EPA 3050B

QC1023489 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	107.7	100.0	mg/Kg	108%		80-120
Arsenic	107.3	100.0	mg/Kg	107%		80-120
Barium	110.1	100.0	mg/Kg	110%		80-120
Beryllium	111.5	100.0	mg/Kg	111%		80-120
Cadmium	109.8	100.0	mg/Kg	110%		80-120
Chromium	108.9	100.0	mg/Kg	109%		80-120
Cobalt	114.8	100.0	mg/Kg	115%		80-120
Copper	106.3	100.0	mg/Kg	106%		80-120
Lead	112.4	100.0	mg/Kg	112%		80-120
Molybdenum	109.1	100.0	mg/Kg	109%		80-120
Nickel	111.6	100.0	mg/Kg	112%		80-120
Selenium	101.1	100.0	mg/Kg	101%		80-120
Silver	49.21	50.00	mg/Kg	98%		80-120
Thallium	110.3	100.0	mg/Kg	110%		80-120
Vanadium	104.9	100.0	mg/Kg	105%		80-120
Zinc	107.9	100.0	mg/Kg	108%		80-120

Type: Matrix Spike	Lab ID: QC1023490	Batch: 300408
Matrix (Source ID): Soil (470175-066)	Method: EPA 6010B	Prep Method: EPA 3050B

QC1023490 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	33.52	1.702	99.01	mg/Kg	32%	*	75-125	0.99
Arsenic	112.1	3.470	99.01	mg/Kg	110%		75-125	0.99
Barium	194.5	75.67	99.01	mg/Kg	120%		75-125	0.99
Beryllium	109.7	ND	99.01	mg/Kg	111%		75-125	0.99
Cadmium	110.8	ND	99.01	mg/Kg	112%		75-125	0.99
Chromium	136.9	28.58	99.01	mg/Kg	109%		75-125	0.99
Cobalt	121.3	10.86	99.01	mg/Kg	112%		75-125	0.99
Copper	135.0	21.09	99.01	mg/Kg	115%		75-125	0.99
Lead	113.4	5.749	99.01	mg/Kg	109%		75-125	0.99
Molybdenum	108.3	ND	99.01	mg/Kg	109%		75-125	0.99
Nickel	126.3	19.19	99.01	mg/Kg	108%		75-125	0.99
Selenium	98.04	ND	99.01	mg/Kg	99%		75-125	0.99
Silver	48.42	ND	49.50	mg/Kg	98%		75-125	0.99
Thallium	104.8	1.135	99.01	mg/Kg	105%		75-125	0.99
Vanadium	164.3	50.22	99.01	mg/Kg	115%		75-125	0.99
Zinc	159.3	51.90	99.01	mg/Kg	109%		75-125	0.99

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Batch QC

Type:	Matrix Spike Duplicate	Lab ID:	QC1023491	Batch:	300408
Matrix (Source ID):	Soil (470175-066)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1023491 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	31.25	1.702	96.15	mg/Kg	31%	*	75-125	4	41	0.96
Arsenic	103.8	3.470	96.15	mg/Kg	104%		75-125	5	35	0.96
Barium	186.6	75.67	96.15	mg/Kg	115%		75-125	2	20	0.96
Beryllium	102.4	ND	96.15	mg/Kg	107%		75-125	4	20	0.96
Cadmium	102.5	ND	96.15	mg/Kg	107%		75-125	5	20	0.96
Chromium	127.5	28.58	96.15	mg/Kg	103%		75-125	5	20	0.96
Cobalt	112.5	10.86	96.15	mg/Kg	106%		75-125	5	20	0.96
Copper	125.3	21.09	96.15	mg/Kg	108%		75-125	5	20	0.96
Lead	105.2	5.749	96.15	mg/Kg	103%		75-125	5	20	0.96
Molybdenum	100.6	ND	96.15	mg/Kg	105%		75-125	4	20	0.96
Nickel	117.3	19.19	96.15	mg/Kg	102%		75-125	5	20	0.96
Selenium	90.91	ND	96.15	mg/Kg	95%		75-125	5	20	0.96
Silver	45.14	ND	48.08	mg/Kg	94%		75-125	4	20	0.96
Thallium	97.11	1.135	96.15	mg/Kg	100%		75-125	5	20	0.96
Vanadium	153.7	50.22	96.15	mg/Kg	108%		75-125	5	20	0.96
Zinc	151.0	51.90	96.15	mg/Kg	103%		75-125	3	20	0.96

Type:	Blank	Lab ID:	QC1017671	Batch:	298526
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1017671 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	10/08/22	10/08/22

Type:	Lab Control Sample	Lab ID:	QC1017672	Batch:	298526
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	METHOD

QC1017672 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8072	0.8333	mg/Kg	97%		80-120

Type:	Matrix Spike	Lab ID:	QC1017673	Batch:	298526
Matrix (Source ID):	Soil (470210-001)	Method:	EPA 7471A	Prep Method:	METHOD

QC1017673 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Mercury	0.8869	0.04523	0.8929	mg/Kg	94%		75-125	1.1

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Batch QC

Type:	Matrix Spike Duplicate	**Lab ID:**	QC1017674	**Batch:**	298526
Matrix (Source ID):	Soil (470210-001)	**Method:**	EPA 7471A	**Prep Method:**	METHOD

QC1017674 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Mercury	0.9194	0.04523	0.8929	mg/Kg	98%		75-125	4	20	1.1

Type:	Blank	**Lab ID:**	QC1017812
Matrix:	Soil	**Method:**	EPA 8015B

Batch: 298565
Prep Method: EPA 3580

QC1017812 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
TPH (C6-C12)	ND		mg/Kg	9.9	10/10/22	10/10/22
TPH (C13-C22)	ND		mg/Kg	9.9	10/10/22	10/10/22
TPH (C23-C44)	ND		mg/Kg	50	10/10/22	10/10/22
Surrogates				**Limits**		
n-Triacontane	101%		%REC	70-130	10/10/22	10/10/22

Type:	Lab Control Sample	**Lab ID:**	QC1017813
Matrix:	Soil	**Method:**	EPA 8015B

Batch: 298565
Prep Method: EPA 3580

QC1017813 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Diesel C10-C28	215.2	247.8	mg/Kg	87%		76-122
Surrogates						
n-Triacontane	9.376	9.911	mg/Kg	95%		70-130

Type:	Matrix Spike	**Lab ID:**	QC1017814
Matrix (Source ID):	Soil (470175-001)	**Method:**	EPA 8015B

Batch: 298565
Prep Method: EPA 3580

QC1017814 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Diesel C10-C28	243.0	26.72	249.4	mg/Kg	87%		62-126	2
Surrogates								
n-Triacontane	9.373		9.975	mg/Kg	94%		70-130	2

Type:	Matrix Spike Duplicate	**Lab ID:**	QC1017815
Matrix (Source ID):	Soil (470175-001)	**Method:**	EPA 8015B

Batch: 298565
Prep Method: EPA 3580

QC1017815 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Diesel C10-C28	271.9	26.72	249.4	mg/Kg	98%		62-126	11	35	2
Surrogates										
n-Triacontane	9.223		9.975	mg/Kg	92%		70-130			2

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Batch QC

Type: Lab Control Sample	**Lab ID:** QC1017452	**Batch:** 298449
Matrix: Soil	**Method:** EPA 8260B	**Prep Method:** EPA 5030B

QC1017452 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
1,1-Dichloroethene	46.99	50.00	ug/Kg	94%		70-131
MTBE	44.71	50.00	ug/Kg	89%		69-130
Benzene	50.81	50.00	ug/Kg	102%		70-130
Trichloroethene	52.40	50.00	ug/Kg	105%		70-130
Toluene	46.61	50.00	ug/Kg	93%		70-130
Chlorobenzene	53.82	50.00	ug/Kg	108%		70-130
Surrogates						
Dibromofluoromethane	57.36	50.00	ug/Kg	115%		70-130
1,2-Dichloroethane-d4	53.22	50.00	ug/Kg	106%		70-145
Toluene-d8	50.19	50.00	ug/Kg	100%		70-145
Bromofluorobenzene	49.80	50.00	ug/Kg	100%		70-145

Type: Lab Control Sample Duplicate	**Lab ID:** QC1017453	**Batch:** 298449
Matrix: Soil	**Method:** EPA 8260B	**Prep Method:** EPA 5030B

QC1017453 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
1,1-Dichloroethene	46.96	50.00	ug/Kg	94%		70-131	0	33
MTBE	45.23	50.00	ug/Kg	90%		69-130	1	30
Benzene	46.50	50.00	ug/Kg	93%		70-130	9	30
Trichloroethene	49.82	50.00	ug/Kg	100%		70-130	5	30
Toluene	43.04	50.00	ug/Kg	86%		70-130	8	30
Chlorobenzene	52.03	50.00	ug/Kg	104%		70-130	3	30
Surrogates								
Dibromofluoromethane	57.52	50.00	ug/Kg	115%		70-130		
1,2-Dichloroethane-d4	53.43	50.00	ug/Kg	107%		70-145		
Toluene-d8	48.67	50.00	ug/Kg	97%		70-145		
Bromofluorobenzene	49.14	50.00	ug/Kg	98%		70-145		

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Batch QC

Type:	**Blank**	**Lab ID:**	**QC1017454**	**Batch:**	**298449**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1017454 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	5.0	10/07/22	10/07/22
cis-1,4-Dichloro-2-butene	ND		ug/Kg	15	10/07/22	10/07/22
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	10/07/22	10/07/22
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	10/07/22	10/07/22
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	10/07/22	10/07/22
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	10/07/22	10/07/22
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	10/07/22	10/07/22
Freon 12	ND		ug/Kg	5.0	10/07/22	10/07/22
Chloromethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Vinyl Chloride	ND		ug/Kg	5.0	10/07/22	10/07/22
Bromomethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Chloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Trichlorofluoromethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Acetone	ND		ug/Kg	100	10/07/22	10/07/22
Freon 113	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1-Dichloroethene	ND		ug/Kg	5.0	10/07/22	10/07/22
Methylene Chloride	ND		ug/Kg	5.0	10/07/22	10/07/22
MTBE	ND		ug/Kg	5.0	10/07/22	10/07/22
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1-Dichloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
2-Butanone	ND		ug/Kg	100	10/07/22	10/07/22
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	10/07/22	10/07/22
2,2-Dichloropropane	ND		ug/Kg	5.0	10/07/22	10/07/22
Chloroform	ND		ug/Kg	5.0	10/07/22	10/07/22
Bromochloromethane	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1,1-Trichloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1-Dichloropropene	ND		ug/Kg	5.0	10/07/22	10/07/22
Carbon Tetrachloride	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2-Dichloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Benzene	ND		ug/Kg	5.0	10/07/22	10/07/22
Trichloroethene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2-Dichloropropane	ND		ug/Kg	5.0	10/07/22	10/07/22
Bromodichloromethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Dibromomethane	ND		ug/Kg	5.0	10/07/22	10/07/22
4-Methyl-2-Pentanone	ND		ug/Kg	8.1	10/07/22	10/07/22
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	10/07/22	10/07/22
Toluene	ND		ug/Kg	5.0	10/07/22	10/07/22
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1,2-Trichloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
1,3-Dichloropropane	ND		ug/Kg	5.0	10/07/22	10/07/22
Tetrachloroethene	ND		ug/Kg	5.0	10/07/22	10/07/22
Dibromochloromethane	ND		ug/Kg	5.0	10/07/22	10/07/22

ENTHALPY ANALYTICAL

Batch QC

QC1017454 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
1,2-Dibromoethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Chlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
Ethylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
m,p-Xylenes	ND		ug/Kg	10	10/07/22	10/07/22
o-Xylene	ND		ug/Kg	5.0	10/07/22	10/07/22
Styrene	ND		ug/Kg	5.0	10/07/22	10/07/22
Bromoform	ND		ug/Kg	5.0	10/07/22	10/07/22
Isopropylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2,3-Trichloropropane	ND		ug/Kg	5.0	10/07/22	10/07/22
Propylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
Bromobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
2-Chlorotoluene	ND		ug/Kg	5.0	10/07/22	10/07/22
4-Chlorotoluene	ND		ug/Kg	5.0	10/07/22	10/07/22
tert-Butylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
sec-Butylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
para-Isopropyl Toluene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,3-Dichlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,4-Dichlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
n-Butylbenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2-Dichlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
Hexachlorobutadiene	ND		ug/Kg	5.0	10/07/22	10/07/22
Naphthalene	ND		ug/Kg	5.0	10/07/22	10/07/22
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	10/07/22	10/07/22
Xylene (total)	ND		ug/Kg	5.0	10/07/22	10/07/22
Surrogates				**Limits**		
Dibromofluoromethane	102%		%REC	70-130	10/07/22	10/07/22
1,2-Dichloroethane-d4	100%		%REC	70-145	10/07/22	10/07/22
Toluene-d8	93%		%REC	70-145	10/07/22	10/07/22
Bromofluorobenzene	100%		%REC	70-145	10/07/22	10/07/22

ENTHALPY ANALYTICAL

Batch QC

Type: Lab Control Sample	**Lab ID:** QC1017613	**Batch:** 298507
Matrix: Soil	**Method:** EPA 8260B	**Prep Method:** EPA 5030B

QC1017613 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
1,1-Dichloroethene	49.97	50.00	ug/Kg	100%		70-131
MTBE	54.50	50.00	ug/Kg	109%		69-130
Benzene	56.19	50.00	ug/Kg	112%		70-130
Trichloroethene	53.19	50.00	ug/Kg	106%		70-130
Toluene	53.16	50.00	ug/Kg	106%		70-130
Chlorobenzene	55.99	50.00	ug/Kg	112%		70-130
Surrogates						
Dibromofluoromethane	53.24	50.00	ug/Kg	106%		70-130
1,2-Dichloroethane-d4	47.43	50.00	ug/Kg	95%		70-145
Toluene-d8	49.64	50.00	ug/Kg	99%		70-145
Bromofluorobenzene	53.03	50.00	ug/Kg	106%		70-145

Type: Lab Control Sample Duplicate	**Lab ID:** QC1017614	**Batch:** 298507
Matrix: Soil	**Method:** EPA 8260B	**Prep Method:** EPA 5030B

QC1017614 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
1,1-Dichloroethene	51.41	50.00	ug/Kg	103%		70-131	3	33
MTBE	54.57	50.00	ug/Kg	109%		69-130	0	30
Benzene	57.57	50.00	ug/Kg	115%		70-130	2	30
Trichloroethene	55.38	50.00	ug/Kg	111%		70-130	4	30
Toluene	54.92	50.00	ug/Kg	110%		70-130	3	30
Chlorobenzene	56.65	50.00	ug/Kg	113%		70-130	1	30
Surrogates								
Dibromofluoromethane	52.94	50.00	ug/Kg	106%		70-130		
1,2-Dichloroethane-d4	45.16	50.00	ug/Kg	90%		70-145		
Toluene-d8	50.34	50.00	ug/Kg	101%		70-145		
Bromofluorobenzene	53.24	50.00	ug/Kg	106%		70-145		

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1017618**	**Batch:**	**298507**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1017618 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	5.0	10/08/22	10/08/22
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	10/08/22	10/08/22
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	10/08/22	10/08/22
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	10/08/22	10/08/22
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	10/08/22	10/08/22
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	10/08/22	10/08/22
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	10/08/22	10/08/22
Freon 12	ND		ug/Kg	5.0	10/08/22	10/08/22
Chloromethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Vinyl Chloride	ND		ug/Kg	5.0	10/08/22	10/08/22
Bromomethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Chloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Trichlorofluoromethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Acetone	ND		ug/Kg	100	10/08/22	10/08/22
Freon 113	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1-Dichloroethene	ND		ug/Kg	5.0	10/08/22	10/08/22
Methylene Chloride	ND		ug/Kg	5.0	10/08/22	10/08/22
MTBE	ND		ug/Kg	5.0	10/08/22	10/08/22
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1-Dichloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
2-Butanone	ND		ug/Kg	100	10/08/22	10/08/22
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	10/08/22	10/08/22
2,2-Dichloropropane	ND		ug/Kg	5.0	10/08/22	10/08/22
Chloroform	ND		ug/Kg	5.0	10/08/22	10/08/22
Bromochloromethane	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1,1-Trichloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1-Dichloropropene	ND		ug/Kg	5.0	10/08/22	10/08/22
Carbon Tetrachloride	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2-Dichloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Benzene	ND		ug/Kg	5.0	10/08/22	10/08/22
Trichloroethene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2-Dichloropropane	ND		ug/Kg	5.0	10/08/22	10/08/22
Bromodichloromethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Dibromomethane	ND		ug/Kg	5.0	10/08/22	10/08/22
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	10/08/22	10/08/22
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	10/08/22	10/08/22
Toluene	ND		ug/Kg	5.0	10/08/22	10/08/22
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1,2-Trichloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
1,3-Dichloropropane	ND		ug/Kg	5.0	10/08/22	10/08/22
Tetrachloroethene	ND		ug/Kg	5.0	10/08/22	10/08/22
Dibromochloromethane	ND		ug/Kg	5.0	10/08/22	10/08/22

ENTHALPY ANALYTICAL

Batch QC

QC1017618 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
1,2-Dibromoethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Chlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
Ethylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
m,p-Xylenes	ND		ug/Kg	10	10/08/22	10/08/22
o-Xylene	ND		ug/Kg	5.0	10/08/22	10/08/22
Styrene	ND		ug/Kg	5.0	10/08/22	10/08/22
Bromoform	ND		ug/Kg	5.0	10/08/22	10/08/22
Isopropylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2,3-Trichloropropane	ND		ug/Kg	5.0	10/08/22	10/08/22
Propylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
Bromobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
2-Chlorotoluene	ND		ug/Kg	5.0	10/08/22	10/08/22
4-Chlorotoluene	ND		ug/Kg	5.0	10/08/22	10/08/22
tert-Butylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
sec-Butylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
para-Isopropyl Toluene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,3-Dichlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,4-Dichlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
n-Butylbenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2-Dichlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
Hexachlorobutadiene	ND		ug/Kg	5.0	10/08/22	10/08/22
Naphthalene	ND		ug/Kg	5.0	10/08/22	10/08/22
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	10/08/22	10/08/22
Xylene (total)	ND		ug/Kg	5.0	10/08/22	10/08/22
Surrogates				**Limits**		
Dibromofluoromethane	108%		%REC	70-130	10/08/22	10/08/22
1,2-Dichloroethane-d4	92%		%REC	70-145	10/08/22	10/08/22
Toluene-d8	98%		%REC	70-145	10/08/22	10/08/22
Bromofluorobenzene	102%		%REC	70-145	10/08/22	10/08/22

* Value is outside QC limits
ND Not Detected

H&P Mobile Geochemistry Inc.

24 October 2022

Keith Etchells
SCS Engineers - San Diego
8799 Balboa Avenue, Suite 290
San Diego, CA 92123

H&P Project: SCS101122-13
Client Project: 01222196.00 / Ontario, CA

Dear Keith Etchells:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 11-Oct-22 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody
- Sampling Logs (if applicable)

Unless otherwise noted, I certify that all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Lisa Eminhizer
Laboratory Director

H&P Mobile Geochemistry, Inc. is certified under the California ELAP and the National Environmental Laboratory Accreditation Conference (NELAC) for the fields of proficiency and analytes listed on those certificates. H& P is approved as an Environmental Testing Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs for the fields of proficiency and analytes included in the certification process and to the extent offered by the accreditation agency . Unless otherwise noted, accreditation certificate numbers, expiration of certificates, and scope of accreditation can be found at: www.handpmg.com/about/certifications. Fields of services and analytes contained in this report that are not listed on the certificates should be considered uncertified or unavailable for certification.

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SVP-16-5	E210039-01	Vapor	11-Oct-22	11-Oct-22
SVP-17-5	E210039-02	Vapor	11-Oct-22	11-Oct-22
SVP-18-5	E210039-03	Vapor	11-Oct-22	11-Oct-22
SVP-19-5	E210039-04	Vapor	11-Oct-22	11-Oct-22
SVP-20-5	E210039-05	Vapor	11-Oct-22	11-Oct-22
SVP-9-5	E210039-06	Vapor	11-Oct-22	11-Oct-22
SVP-7-5	E210039-07	Vapor	11-Oct-22	11-Oct-22
SVP-12-5	E210039-08	Vapor	11-Oct-22	11-Oct-22
SVP-6-5	E210039-09	Vapor	11-Oct-22	11-Oct-22
SVP-11-5	E210039-10	Vapor	11-Oct-22	11-Oct-22
SVP-11-5 REP	E210039-11	Vapor	11-Oct-22	11-Oct-22
SVP-5-5	E210039-12	Vapor	11-Oct-22	11-Oct-22
SVP-15-5	E210039-13	Vapor	11-Oct-22	11-Oct-22
SVP-14-5	E210039-14	Vapor	11-Oct-22	11-Oct-22
SVP-1-5	E210039-15	Vapor	11-Oct-22	11-Oct-22
SVP-2-5	E210039-16	Vapor	11-Oct-22	11-Oct-22
SVP-3-5	E210039-17	Vapor	11-Oct-22	11-Oct-22
SVP-8-5	E210039-18	Vapor	11-Oct-22	11-Oct-22
SVP-4-5	E210039-19	Vapor	11-Oct-22	11-Oct-22
SVP-10-5	E210039-20	Vapor	11-Oct-22	11-Oct-22
SVP-13-5	E210039-21	Vapor	11-Oct-22	11-Oct-22

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Carlsbad, CA 92010
760-804-9678 Phone
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SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

DETECTIONS SUMMARY

Sample ID: **SVP-16-5** Laboratory ID: **E210039-01**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**51**	10	ug/m3	EPA TO-15	
Carbon disulfide	**31**	13	ug/m3	EPA TO-15	
Chloroform	**220**	9.9	ug/m3	EPA TO-15	
Tetrachloroethene	**4000**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-17-5** Laboratory ID: **E210039-02**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**35**	5.0	ug/m3	EPA TO-15	
Tetrachloroethene	**1400**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-18-5** Laboratory ID: **E210039-03**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**14**	5.0	ug/m3	EPA TO-15	
Tetrachloroethene	**1700**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-19-5** Laboratory ID: **E210039-04**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**19**	5.0	ug/m3	EPA TO-15	
Toluene	**4.4**	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	**1000**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-20-5** Laboratory ID: **E210039-05**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**11**	5.0	ug/m3	EPA TO-15	
Trichlorofluoromethane (F11)	**7.1**	5.6	ug/m3	EPA TO-15	
Tetrachloroethene	**570**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-9-5** Laboratory ID: **E210039-06**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**11**	5.0	ug/m3	EPA TO-15	
Chloroform	**50**	4.9	ug/m3	EPA TO-15	
Bromodichloromethane	**43**	6.8	ug/m3	EPA TO-15	

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SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Sample ID: **SVP-9-5** Laboratory ID: **E210039-06**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**1400**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-7-5** Laboratory ID: **E210039-07**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**16**	10	ug/m3	EPA TO-15	
Tetrachloroethene	**5700**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-12-5** Laboratory ID: **E210039-08**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**7.4**	5.0	ug/m3	EPA TO-15	
Tetrachloroethene	**1700**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-6-5** Laboratory ID: **E210039-09**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**20**	10	ug/m3	EPA TO-15	
Tetrachloroethene	**5500**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-11-5** Laboratory ID: **E210039-10**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**17**	10	ug/m3	EPA TO-15	
Chloroform	**12**	9.9	ug/m3	EPA TO-15	
Tetrachloroethene	**4400**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-11-5 REP** Laboratory ID: **E210039-11**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**17**	10	ug/m3	EPA TO-15	
Chloroform	**12**	9.9	ug/m3	EPA TO-15	
Tetrachloroethene	**4400**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-5-5** Laboratory ID: **E210039-12**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**27**	25	ug/m3	EPA TO-15	
Tetrachloroethene	**10000**	34	ug/m3	EPA TO-15	

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SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Sample ID: **SVP-15-5** Laboratory ID: **E210039-13**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**15**	5.0	ug/m3	EPA TO-15	
Chloroform	**18**	4.9	ug/m3	EPA TO-15	
Tetrachloroethene	**2600**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-14-5** Laboratory ID: **E210039-14**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**9.6**	5.0	ug/m3	EPA TO-15	
Chloroform	**8.8**	4.9	ug/m3	EPA TO-15	
Tetrachloroethene	**1100**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-1-5** Laboratory ID: **E210039-15**

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon disulfide	**7.1**	6.3	ug/m3	EPA TO-15	
Toluene	**4.9**	3.8	ug/m3	EPA TO-15	
Tetrachloroethene	**64**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-2-5** Laboratory ID: **E210039-16**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**240**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-3-5** Laboratory ID: **E210039-17**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**520**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-8-5** Laboratory ID: **E210039-18**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**19**	10	ug/m3	EPA TO-15	
Tetrachloroethene	**5500**	14	ug/m3	EPA TO-15	

Sample ID: **SVP-4-5** Laboratory ID: **E210039-19**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**7.9**	5.0	ug/m3	EPA TO-15	
Toluene	**5.6**	3.8	ug/m3	EPA TO-15	

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Sample ID: **SVP-4-5** Laboratory ID: **E210039-19**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**2100**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-10-5** Laboratory ID: **E210039-20**

Analyte	Result	Reporting Limit	Units	Method	Notes
Dichlorodifluoromethane (F12)	**9.2**	5.0	ug/m3	EPA TO-15	
Tetrachloroethene	**1300**	6.9	ug/m3	EPA TO-15	

Sample ID: **SVP-13-5** Laboratory ID: **E210039-21**

Analyte	Result	Reporting Limit	Units	Method	Notes
Tetrachloroethene	**53**	6.9	ug/m3	EPA TO-15	

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Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-16-5 (E210039-01) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22002	20-Oct-22	20-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**51**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	**31**	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	**220**	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	
1,2-Dichloropropane	ND	19	"	"	"	"	"	"	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**4000**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	

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760-804-9678 Phone
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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-16-5 (E210039-01) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	8.8	ug/m3	2	EJ22002	20-Oct-22	20-Oct-22	EPA TO-15	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*113 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	
SVP-17-5 (E210039-02) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**35**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

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Carlsbad, CA 92010
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760-804-9159 Fax

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-17-5 (E210039-02) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1400**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*114 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

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760-804-9159 Fax

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-18-5 (E210039-03) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**14**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1700**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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Carlsbad, CA 92010
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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-18-5 (E210039-03) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*114 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-19-5 (E210039-04) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**19**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

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2470 Impala Drive
Carlsbad, CA 92010
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760-804-9159 Fax

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-19-5 (E210039-04) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**4.4**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1000**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*112 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

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San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-20-5 (E210039-05) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**11**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	**7.1**	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**570**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-20-5 (E210039-05) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*113 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-9-5 (E210039-06) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**11**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	**50**	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-9-5 (E210039-06) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	**43**	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1400**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*111 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-7-5 (E210039-07) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**16**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	ND	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	ND	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	
1,2-Dichloropropane	ND	19	"	"	"	"	"	"	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**5700**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	

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Geochemistry Inc.

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Carlsbad, CA 92010
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760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-7-5 (E210039-07) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	8.8	ug/m3	2	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*113 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-12-5 (E210039-08) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**7.4**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

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2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-12-5 (E210039-08) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1700**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*113 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

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2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

SVP-6-5 (E210039-09) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**20**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	ND	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	ND	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	
1,2-Dichloropropane	ND	19	"	"	"	"	"	"	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**5500**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-6-5 (E210039-09) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	8.8	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*118 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	
SVP-11-5 (E210039-10) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**17**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	ND	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	**12**	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-11-5 (E210039-10) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	19	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**4400**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	
o-Xylene	ND	8.8	"	"	"	"	"	"	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*119 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-11-5 REP (E210039-11) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**17**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	ND	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	**12**	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	
1,2-Dichloropropane	ND	19	"	"	"	"	"	"	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**4400**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-11-5 REP (E210039-11) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	8.8	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*118 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-5-5 (E210039-12) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	27	ug/m3	5	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**27**	25	"	"	"	"	"	"	
Chloromethane	ND	10	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	35	"	"	"	"	"	"	
Vinyl chloride	ND	13	"	"	"	"	"	"	
Bromomethane	ND	79	"	"	"	"	"	"	
Chloroethane	ND	40	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	28	"	"	"	"	"	"	
1,1-Dichloroethene	ND	20	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	39	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	18	"	"	"	"	"	"	
Carbon disulfide	ND	32	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	40	"	"	"	"	"	"	
1,1-Dichloroethane	ND	21	"	"	"	"	"	"	
2-Butanone (MEK)	ND	150	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	20	"	"	"	"	"	"	
Chloroform	ND	25	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	28	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	21	"	"	"	"	"	"	
Benzene	ND	16	"	"	"	"	"	"	
Carbon tetrachloride	ND	32	"	"	"	"	"	"	
Trichloroethene	ND	27	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-5-5 (E210039-12) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	47	ug/m3	5	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	34	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	23	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	41	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	23	"	"	"	"	"	"	
Toluene	ND	19	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	28	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	41	"	"	"	"	"	"	
Dibromochloromethane	ND	43	"	"	"	"	"	"	
Tetrachloroethene	**10000**	34	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	39	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	35	"	"	"	"	"	"	
Chlorobenzene	ND	23	"	"	"	"	"	"	
Ethylbenzene	ND	22	"	"	"	"	"	"	
m,p-Xylene	ND	44	"	"	"	"	"	"	
Styrene	ND	22	"	"	"	"	"	"	
o-Xylene	ND	22	"	"	"	"	"	"	
Bromoform	ND	52	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	35	"	"	"	"	"	"	
4-Ethyltoluene	ND	25	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	25	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	25	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	61	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	61	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	61	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	190	"	"	"	"	"	"	
Hexachlorobutadiene	ND	270	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-15-5 (E210039-13) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**15**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	**18**	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**2600**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-15-5 (E210039-13) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*118 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-14-5 (E210039-14) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**9.6**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	**8.8**	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-14-5 (E210039-14) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1100**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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SVP-1-5 (E210039-15) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	**7.1**	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**4.9**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**64**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-1-5 (E210039-15) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*116 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-2-5 (E210039-16) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-2-5 (E210039-16) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**240**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-3-5 (E210039-17) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**520**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-3-5 (E210039-17) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	
SVP-8-5 (E210039-18) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**19**	10	"	"	"	"	"	"	
Chloromethane	ND	4.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	14	"	"	"	"	"	"	
Vinyl chloride	ND	5.2	"	"	"	"	"	"	
Bromomethane	ND	32	"	"	"	"	"	"	
Chloroethane	ND	16	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	11	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	15	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	7.1	"	"	"	"	"	"	
Carbon disulfide	ND	13	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
Chloroform	ND	9.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	

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2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-8-5 (E210039-18) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	19	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
Bromodichloromethane	ND	14	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	17	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.2	"	"	"	"	"	"	
Toluene	ND	7.6	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	11	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	17	"	"	"	"	"	"	
Dibromochloromethane	ND	17	"	"	"	"	"	"	
Tetrachloroethene	**5500**	14	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	16	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
Chlorobenzene	ND	9.4	"	"	"	"	"	"	
Ethylbenzene	ND	8.8	"	"	"	"	"	"	
m,p-Xylene	ND	18	"	"	"	"	"	"	
Styrene	ND	8.6	"	"	"	"	"	"	
o-Xylene	ND	8.8	"	"	"	"	"	"	
Bromoform	ND	21	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	14	"	"	"	"	"	"	
4-Ethyltoluene	ND	10	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	10	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	24	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	75	"	"	"	"	"	"	
Hexachlorobutadiene	ND	110	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*115 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*105 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-4-5 (E210039-19) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**7.9**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	**5.6**	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**2100**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-4-5 (E210039-19) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*119 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	
SVP-10-5 (E210039-20) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	**9.2**	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-10-5 (E210039-20) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**1300**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*117 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*103 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15

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SVP-13-5 (E210039-21) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Dichlorodifluoromethane (F12)	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
Trichlorofluoromethane (F11)	ND	5.6	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"	"	"	"	"	"	
Methylene chloride (Dichloromethane)	ND	3.5	"	"	"	"	"	"	
Carbon disulfide	ND	6.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
2-Butanone (MEK)	ND	30	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
Chloroform	ND	4.9	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.5	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	4.1	"	"	"	"	"	"	
Benzene	ND	3.2	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.4	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Methyl-2-pentanone (MIBK)	ND	8.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
Tetrachloroethene	**53**	6.9	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	ND	8.8	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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Volatile Organic Compounds by EPA TO-15

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
SVP-13-5 (E210039-21) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22									
o-Xylene	ND	4.4	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
Bromoform	ND	10	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	12	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	38	"	"	"	"	"	"	
Hexachlorobutadiene	ND	54	"	"	"	"	"	"	
Surrogate: 1,2-Dichloroethane-d4		*116 %*		*76-134*	"	"	"	"	
Surrogate: Toluene-d8		*104 %*		*78-125*	"	"	"	"	

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
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Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ22002 - TO-15										
Blank (EJ22002-BLK1)				Prepared & Analyzed: 20-Oct-22						
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3							
Dichlorodifluoromethane (F12)	ND	5.0	"							
Chloromethane	ND	2.1	"							
Dichlorotetrafluoroethane (F114)	ND	7.1	"							
Vinyl chloride	ND	2.6	"							
Bromomethane	ND	16	"							
Chloroethane	ND	8.0	"							
Trichlorofluoromethane (F11)	ND	5.6	"							
1,1-Dichloroethene	ND	4.0	"							
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"							
Methylene chloride (Dichloromethane)	ND	3.5	"							
Carbon disulfide	ND	6.3	"							
trans-1,2-Dichloroethene	ND	8.0	"							
1,1-Dichloroethane	ND	4.1	"							
2-Butanone (MEK)	ND	30	"							
cis-1,2-Dichloroethene	ND	4.0	"							
Chloroform	ND	4.9	"							
1,1,1-Trichloroethane	ND	5.5	"							
1,2-Dichloroethane (EDC)	ND	4.1	"							
Benzene	ND	3.2	"							
Carbon tetrachloride	ND	6.4	"							
Trichloroethene	ND	5.5	"							
1,2-Dichloropropane	ND	9.4	"							
Bromodichloromethane	ND	6.8	"							
cis-1,3-Dichloropropene	ND	4.6	"							
4-Methyl-2-pentanone (MIBK)	ND	8.3	"							
trans-1,3-Dichloropropene	ND	4.6	"							
Toluene	ND	3.8	"							
1,1,2-Trichloroethane	ND	5.5	"							
2-Hexanone (MBK)	ND	8.3	"							
Dibromochloromethane	ND	8.6	"							
Tetrachloroethene	ND	6.9	"							
1,2-Dibromoethane (EDB)	ND	7.8	"							
1,1,1,2-Tetrachloroethane	ND	7.0	"							

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

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Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ22002 - TO-15										
Blank (EJ22002-BLK1)				Prepared & Analyzed: 20-Oct-22						
Chlorobenzene	ND	4.7	ug/m3							
Ethylbenzene	ND	4.4	"							
m,p-Xylene	ND	8.8	"							
Styrene	ND	4.3	"							
o-Xylene	ND	4.4	"							
Bromoform	ND	10	"							
1,1,2,2-Tetrachloroethane	ND	7.0	"							
4-Ethyltoluene	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	12	"							
1,4-Dichlorobenzene	ND	12	"							
1,2-Dichlorobenzene	ND	12	"							
1,2,4-Trichlorobenzene	ND	38	"							
Hexachlorobutadiene	ND	54	"							
Surrogate: 1,2-Dichloroethane-d4	*238*		*"*	*214*		*111*	*76-134*			
Surrogate: Toluene-d8	*214*		*"*	*208*		*103*	*78-125*			
LCS (EJ22002-BS1)				Prepared & Analyzed: 20-Oct-22						
Dichlorodifluoromethane (F12)	120	5.0	ug/m3	101		121	59-128			
Vinyl chloride	58	2.6	"	52.0		111	64-127			
Chloroethane	61	8.0	"	53.6		114	63-127			
Trichlorofluoromethane (F11)	130	5.6	"	113		112	62-126			
1,1-Dichloroethene	92	4.0	"	80.8		114	61-133			
1,1,2-Trichlorotrifluoroethane (F113)	160	7.7	"	155		105	66-126			
Methylene chloride (Dichloromethane)	74	3.5	"	70.8		104	62-115			
trans-1,2-Dichloroethene	88	8.0	"	80.8		109	67-124			
1,1-Dichloroethane	81	4.1	"	82.4		98.5	68-126			
cis-1,2-Dichloroethene	88	4.0	"	80.0		110	70-121			
Chloroform	110	4.9	"	99.2		108	68-123			
1,1,1-Trichloroethane	120	5.5	"	111		104	68-125			
1,2-Dichloroethane (EDC)	90	4.1	"	82.4		109	65-128			
Benzene	67	3.2	"	64.8		103	69-119			

H&P Mobile
Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ22002 - TO-15										
LCS (EJ22002-BS1)				Prepared & Analyzed: 20-Oct-22						
Carbon tetrachloride	130	6.4	ug/m3	128		104	68-132			
Trichloroethene	110	5.5	"	110		102	71-123			
Toluene	75	3.8	"	76.8		98.2	66-119			
1,1,2-Trichloroethane	100	5.5	"	111		94.4	73-119			
Tetrachloroethene	130	6.9	"	138		91.7	66-124			
1,1,1,2-Tetrachloroethane	120	7.0	"	140		88.6	67-129			
Ethylbenzene	82	4.4	"	88.4		93.1	70-124			
m,p-Xylene	87	8.8	"	88.4		98.9	61-134			
o-Xylene	81	4.4	"	88.4		91.2	67-125			
1,1,2,2-Tetrachloroethane	110	7.0	"	140		76.6	65-127			
Surrogate: 1,2-Dichloroethane-d4	*249*		*"*	*214*		*116*	*76-134*			
Surrogate: Toluene-d8	*211*		*"*	*208*		*102*	*78-125*			
Batch EJ22103 - TO-15										
Blank (EJ22103-BLK1)				Prepared & Analyzed: 21-Oct-22						
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3							
Dichlorodifluoromethane (F12)	ND	5.0	"							
Chloromethane	ND	2.1	"							
Dichlorotetrafluoroethane (F114)	ND	7.1	"							
Vinyl chloride	ND	2.6	"							
Bromomethane	ND	16	"							
Chloroethane	ND	8.0	"							
Trichlorofluoromethane (F11)	ND	5.6	"							
1,1-Dichloroethene	ND	4.0	"							
1,1,2-Trichlorotrifluoroethane (F113)	ND	7.7	"							
Methylene chloride (Dichloromethane)	ND	3.5	"							
Carbon disulfide	ND	6.3	"							
trans-1,2-Dichloroethene	ND	8.0	"							
1,1-Dichloroethane	ND	4.1	"							
2-Butanone (MEK)	ND	30	"							
cis-1,2-Dichloroethene	ND	4.0	"							
Chloroform	ND	4.9	"							

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2470 Impala Drive
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SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ22103 - TO-15										
Blank (EJ22103-BLK1)				Prepared & Analyzed: 21-Oct-22						
1,1,1-Trichloroethane	ND	5.5	ug/m3							
1,2-Dichloroethane (EDC)	ND	4.1	"							
Benzene	ND	3.2	"							
Carbon tetrachloride	ND	6.4	"							
Trichloroethene	ND	5.5	"							
1,2-Dichloropropane	ND	9.4	"							
Bromodichloromethane	ND	6.8	"							
cis-1,3-Dichloropropene	ND	4.6	"							
4-Methyl-2-pentanone (MIBK)	ND	8.3	"							
trans-1,3-Dichloropropene	ND	4.6	"							
Toluene	ND	3.8	"							
1,1,2-Trichloroethane	ND	5.5	"							
2-Hexanone (MBK)	ND	8.3	"							
Dibromochloromethane	ND	8.6	"							
Tetrachloroethene	ND	6.9	"							
1,2-Dibromoethane (EDB)	ND	7.8	"							
1,1,1,2-Tetrachloroethane	ND	7.0	"							
Chlorobenzene	ND	4.7	"							
Ethylbenzene	ND	4.4	"							
m,p-Xylene	ND	8.8	"							
Styrene	ND	4.3	"							
o-Xylene	ND	4.4	"							
Bromoform	ND	10	"							
1,1,2,2-Tetrachloroethane	ND	7.0	"							
4-Ethyltoluene	ND	5.0	"							
1,3,5-Trimethylbenzene	ND	5.0	"							
1,2,4-Trimethylbenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	12	"							
1,4-Dichlorobenzene	ND	12	"							
1,2-Dichlorobenzene	ND	12	"							
1,2,4-Trichlorobenzene	ND	38	"							
Hexachlorobutadiene	ND	54	"							
Surrogate: 1,2-Dichloroethane-d4	*249*		*"*	*214*		*117*	*76-134*			

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SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Volatile Organic Compounds by EPA TO-15 - Quality Control

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EJ22103 - TO-15										
Blank (EJ22103-BLK1)				Prepared & Analyzed: 21-Oct-22						
Surrogate: Toluene-d8	*213*		*ug/m3*	*208*		*102*	*78-125*			
LCS (EJ22103-BS1)				Prepared & Analyzed: 21-Oct-22						
Dichlorodifluoromethane (F12)	130	5.0	ug/m3	101		126	59-128			
Vinyl chloride	58	2.6	"	52.0		111	64-127			
Chloroethane	63	8.0	"	53.6		117	63-127			
Trichlorofluoromethane (F11)	130	5.6	"	113		119	62-126			
1,1-Dichloroethene	93	4.0	"	80.8		115	61-133			
1,1,2-Trichlorotrifluoroethane (F113)	170	7.7	"	155		108	66-126			
Methylene chloride (Dichloromethane)	75	3.5	"	70.8		105	62-115			
trans-1,2-Dichloroethene	89	8.0	"	80.8		110	67-124			
1,1-Dichloroethane	90	4.1	"	82.4		110	68-126			
cis-1,2-Dichloroethene	89	4.0	"	80.0		112	70-121			
Chloroform	110	4.9	"	99.2		110	68-123			
1,1,1-Trichloroethane	120	5.5	"	111		108	68-125			
1,2-Dichloroethane (EDC)	94	4.1	"	82.4		114	65-128			
Benzene	67	3.2	"	64.8		103	69-119			
Carbon tetrachloride	140	6.4	"	128		107	68-132			
Trichloroethene	120	5.5	"	110		105	71-123			
Toluene	79	3.8	"	76.8		103	66-119			
1,1,2-Trichloroethane	110	5.5	"	111		95.4	73-119			
Tetrachloroethene	120	6.9	"	138		86.9	66-124			
1,1,1,2-Tetrachloroethane	120	7.0	"	140		83.8	67-129			
Ethylbenzene	76	4.4	"	88.4		86.3	70-124			
m,p-Xylene	80	8.8	"	88.4		90.9	61-134			
o-Xylene	77	4.4	"	88.4		86.9	67-125			
1,1,2,2-Tetrachloroethane	100	7.0	"	140		73.8	65-127			
Surrogate: 1,2-Dichloroethane-d4	*261*		*"*	*214*		*122*	*76-134*			
Surrogate: Toluene-d8	*213*		*"*	*208*		*102*	*78-125*			

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Geochemistry Inc.

2470 Impala Drive
Carlsbad, CA 92010
760-804-9678 Phone
760-804-9159 Fax

SCS Engineers - San Diego	Project: SCS101122-13	
8799 Balboa Avenue, Suite 290	Project Number: 01222196.00 / Ontario, CA	Reported:
San Diego, CA 92123	Project Manager: Keith Etchells	24-Oct-22 15:59

Notes and Definitions

LCC	Leak Check Compound
ND	Analyte NOT DETECTED at or above the reporting limit
MDL	Method Detection Limit
%REC	Percent Recovery
RPD	Relative Percent Difference

All soil results are reported in wet weight.

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Testing Laboratory and Mobile Laboratory in accordance with the DoD-ELAP Program and ISO/IEC 17025:2005 programs through PJLA, accreditation number 69070 for EPA Method TO-15, EPA Method 8260B and H&P 8260SV.

H&P is approved by the State of California as an Environmental Laboratory and Mobile Laboratory in conformance with the Environmental Laboratory Accreditation Program (ELAP) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste, certification numbers 2740, 2741, 2743 & 2745.

H&P is approved by the State of Louisiana Department of Environmental Quality under the National Environmental Laboratory Accreditation Conference (NELAC) certification number 04138

The complete list of stationary and mobile laboratory certifications along with the fields of testing (FOTs) and analyte lists are available at www.handpmg.com/about/certifications.

Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

VAPOR / AIR Chain of Custody

DATE: 10/11/22
Page 1 of 3

Lab Client and Project Information

Lab Client/Consultant: SCS	Project Name / #: 01222196.00
Lab Client Project Manager: Keith Etchells	Project Location: 1025 W. 4th St., Ontario, Ca
Lab Client Address: 8799 Balboa Ave #290	Report E-Mail(s): KEtchells@scsengineers.com TWatkins@scsengineers.com
Lab Client City, State, Zip: San Diego, Ca 92123	
Phone Number: 858-204-4646	

Reporting Requirements
- [x] Standard Report [ ] Level III [ ] Level IV
- [ ] Excel EDD [ ] Other EDD:
- [ ] CA Geotracker Global ID:

Turnaround Time
- [x] **Standard** (7 days for preliminary report, 10 days for final report)
- [ ] **Rush** (specify):

Sampler Information
Sampler(s): E. Corson
Signature:
Date: 10/11/22

Sample Receipt (Lab Use Only)

Date Rec'd: 10/11/22	Control #: 220659.02
H&P Project #	SCSC1122-15
Lab Work Order #	E215039
Sample Intact: [x] Yes [ ] No [ ] See Notes Below	
Receipt Gauge ID: 60206	Temp: RT
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials: KUB for	

Additional Instructions to Laboratory:

* *Preferred VOC units (please choose one):*
[ ] µg/L [x] µg/m³ [ ] ppbv [ ] ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List [x] TO-15 [ ] 8260SV	VOCs Short List / Project List [ ] TO-15 [ ] 8260SV	Oxygenates [ ] TO-15 [ ] 8260SV	Naphthalene [ ] TO-15 [ ] 8260SV	TPHv as Gas [ ] TO-15m [ ] 8260SVm	Aromatic/Aliphatic Fractions [ ] TO-15m [ ] 8260SVm	Leak Check Compound [x] DFA [ ] IPA [ ] He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 [ ] CO2 [ ] O2 [ ] N2				SM
SVP-16-5		10/11/22	0726	SV	400ml Summa	486	-0.52	X						X						
SVP-17-5			0747			606	-0.67	X						X						
SVP-16-5			0752			538	-0.46	X						X						
SVP-19-5			0815			605	-0.50	X						X						
SVP-20-5			0836			624	-0.80	X						X						
SVP-9-5			0839			658	-0.73	X						X						
SVP-7-5			0901			745	-0.50	X						X						
SVP-12-5			0923			749	-0.61	X						X						
SVP-6-5			0927			748	-0.66	X						X						
SVP-11-5		↓	0952	↓	↓	747	-0.55	X						X						

Approved/Relinquished by: John Walters	Company: SCS	Date: 10/11/22	Time: 1300	Received by:	Company: H&P	Date: 10/11/22	Time: 1300
Approved/Relinquished by:	Company:	Date:	Time:	Received by: LOC NGU	Company: H&P	Date: 10/11/22	Time: 1525
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

Approval constitutes as authorization to proceed with analysis and acceptance of conditions on back

H&P Mobile Geochemistry, Inc.
2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

VAPOR / AIR Chain of Custody

DATE: 10/11/22
Page 2 of 3

Lab Client and Project Information

Lab Client/Consultant: SCS	Project Name / #: 01222196.00
Lab Client Project Manager: Keith Etchells	Project Location: 1028 W. 4th St., Ontario, Ca
Lab Client Address: 8799 Balboa Ave #290	Report E-Mail(s): KEtchells@scsengineers.com, TWatking@"
Lab Client City, State, Zip: San Diego, Ca 92123	
Phone Number: 858-204-4646	

Sample Receipt (Lab Use Only)

Date Rec'd: 10/11/22	Control #: 220659.02
H&P Project # SCS 101122-13	
Lab Work Order # E210039	
Sample Intact: ☒ Yes ☐ No ☐ See Notes Below	
Receipt Gauge ID: 60206	Temp: RT
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials: WB for SM	

Reporting Requirements

☒ Standard Report ☐ Level III ☐ Level IV
☐ Excel EDD ☐ Other EDD:
☐ CA Geotracker Global ID:

Turnaround Time

☒ **Standard** (7 days for preliminary report, 10 days for final report)
☐ **Rush** (specify):

Sampler Information

Sampler(s): E. Corson
Signature: [signature]
Date: 10/11/22

Additional Instructions to Laboratory:

** Preferred VOC units (please choose one):*
☐ µg/L ☐ µg/m³ ☐ ppbv ☐ ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List ☐ 8260SV ☒ TO-15	VOCs Short List / Project List ☐ 8260SV ☐ TO-15	Oxygenates ☐ 8260SV ☐ TO-15	Naphthalene ☐ 8260SV ☐ TO-15	TPHv as Gas ☐ 8260SVm ☐ TO-15m	Aromatic/Aliphatic Fractions ☐ 8260SVm ☐ TO-15m	Leak Check Compound ☒ DFA ☐ IPA ☐ He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 ☐ CO2 ☐ O2 ☐ N2				
SVP-11-5 REP		10/11/22	0956	SV	400ml Summa	750	-0.64	X						X						
~~SVP-5-5~~ SVP-5-5			0957			755	-0.68	X						X						
SVP-15-5			1029			753	-0.83	X						X						
SVP-14-5			1034			769	-0.97	X						X						
SVP-1-5			1104			757	-1.12	X						X						
SVP-2-5			1126			764	-1.46	X						X						
SVP-3-5			1135			770	-1.50	X						X						
SVP-8-5			1155			783	-1.75	X						X						
SVP-4-5			1203			781	-1.69	X						X						
SVP-10-5			1226			785	-1.85	X						X						

Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:
[signature] Watkins	SCS	10/11/22	1300	[signature]	H&P	10/11/22	1300
				LOC NGO	H&P	10/11/22	1540

1900

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2470 Impala Drive, Carlsbad, CA 92010
& Field Office - Signal Hill, CA
W handpmg.com E info@handpmg.com
P 760.804.9678 F 760.804.9159

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DATE: 10/11/22
Page 3 of 3

Lab Client and Project Information

Lab Client/Consultant: SCS	Project Name / #: 01222196.00
Lab Client Project Manager: Keith Etchells	Project Location: 1028 W 4th St. Ontario, Ca
Lab Client Address: 8799 Balboa Ave #290	Report E-Mail(s): KEtchells@scsengineers.com, TWatkins@
Lab Client City, State, Zip: San Diego, Ca 92123	
Phone Number: 858-204-4646	

Sample Receipt (Lab Use Only)

Date Rec'd: 10/11/22	Control #: 220659.02
H&P Project #: SCS1011 22-13	
Lab Work Order #: ED100039	
Sample Intact: ☑ Yes ☐ No ☐ See Notes Below	
Receipt Gauge ID: 60206	Temp: RT
Outside Lab:	
Receipt Notes/Tracking #:	
Lab PM Initials: KB for SM	

Reporting Requirements

☑ Standard Report ☐ Level III ☐ Level IV
☐ Excel EDD ☐ Other EDD: _____
☐ CA Geotracker Global ID: _____

Turnaround Time

☒ **Standard** (7 days for preliminary report, 10 days for final report)
☐ **Rush** (specify): _____

Sampler Information

Sampler(s): E. Carson
Signature: [signature]
Date: 10/11/22

Additional Instructions to Laboratory:

* *Preferred VOC units (please choose one):*
☐ µg/L ☐ µg/m³ ☐ ppbv ☐ ppmv

SAMPLE NAME	FIELD POINT NAME (if applicable)	DATE mm/dd/yy	TIME 24hr clock	SAMPLE TYPE Indoor Air (IA), Ambient Air (AA), Subslab (SS), Soil Vapor (SV)	CONTAINER SIZE & TYPE 400mL/1L/6L Summa, Tedlar, Tube, etc.	CONTAINER ID (###)	Lab use only: Receipt Vac	VOCs Standard Full List ☐ 8260SV ☒ TO-15	VOCs Short List / Project List ☐ 8260SV ☐ TO-15	Oxygenates ☐ 8260SV ☐ TO-15	Naphthalene ☐ 8260SV ☐ TO-15	TPHv as Gas ☐ 8260SVm ☐ TO-15m	Aromatic/Aliphatic Fractions ☐ 8260SVm ☐ TO-15m	Leak Check Compound ☒ DFA ☐ IPA ☐ He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 ☐ CO2 ☐ O2 ☐ N2				
SVP-13-5		10/11/22	1231	SV	400mL	776-L89		X						X						

Approved/Relinquished by: [signature]	Company: SCS	Date: 10/11/22	Time: 1300	Received by: [signature]	Company: H&P	Date: 10/11/22	Time: 1300
Approved/Relinquished by:	Company:	Date:	Time:	Received by: LOC NGU	Company: H&P	Date: 10/11/22	Time: 1540
Approved/Relinquished by:	Company:	Date:	Time:	Received by:	Company:	Date:	Time:

1901

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H&P Mobile Geochemistry Inc.

Log Sheet: Soil Vapor Sampling with Summa

H&P Project #: SCS10122-Tech
Date: 10/11/22
Site Address: 1028 W 4th St., Ontario
Page: 1 of 2
Consultant: SCS
H&P Rep(s): E. Carson
Reviewed: EC
Consultant Rep(s): Tyler Watkins
Scanned:

Equipment Info
Inline Gauge ID#: –
Pump ID#: 013, 041

Purge Volume Information
PV Amount: 3PV
PV Includes: ☒ Tubing ☒ Sand 40% ☒ Dry Bent 50%

Leak Check Compound
A cloth saturated with LCC is placed around tubing connections and probe seal. This is done for all samples unless otherwise noted.
☒ 1,1-DFA ☐ 1,1,1,2-TFA ☐ IPA ☐ Other:

	Sample and Summa Information							Probe Specs							Purge & Collection Information						
	Point ID	Summa ID #	Sample Kit ID #	Start Time	Initial Vac (" Hg)	End / Sample Time	End Vac (" Hg)	Probe Depth (ft)	Tubing Length (ft)	Tubing OD (in.)	Sand Ht (in.)	Sand Dia (in.)	Dry Bent. Ht (in.)	Dry Bent. Dia (in.)	Shut In Test 60 sec (✓)	Leak Check (✓)	Purge Vol (mL)	Purge Flow Rate (mL/min)	Pump Time (min:sec)	Sample Flow Rate (mL/min)	ProbeVac ☐ Hg ☒ H_2O
1	SVP-16-5	486	299	0723	-27	0726	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
2	SVP-17-5	606	016	0744	-27.5	0747	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
3	SVP-18-5	538	234	0749	-26	0752	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
4	SVP-19-5	605	240	0811	-26.5	0815	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
5	SVP-20-5	624	213	0833	-28	0836	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
6	SVP-9-5	654	303	0836	-27	0839	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
7	SVP-7-5	745	215	0858	-27	0901	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
8	SVP-12-5	749	155	0919	-26	0923	-1	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
9	SVP-6-5	748	326	0924	-26	0927	∅	5	6	1/4	12*	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
10	SVP-11-5	747	244	0944	-26	0952	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅
11	SVP-11-5 REP	750	244	0952	-26	0956	-1.5	5	6	1/4	12	2.25	12	2.25	✓	✓	2611	<200	—	<200	∅
12	SVP-5-5	755	252	0954	-27	0957	∅	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	∅

Site Notes such as weather, visitors, scope deviations, health & safety issues, etc. (When making sample specific notes, reference the line number above):
* Replaced all 1-way valves
* Probe Specs provided by SCS

1902

H&P Mobile Geochemistry Inc.

Log Sheet: Soil Vapor Sampling with Summa

H&P Project #: SCS101122-Tech
Date: 10/11/22
Site Address: 1028 W. 4th St., Ontario
Page: 2 of 2
Consultant: SCS
H&P Rep(s): E. Corson
Reviewed: EC
Consultant Rep(s): Tyler Watkins
Scanned:

Equipment Info
Inline Gauge ID#: —
Pump ID#: 013, 041

Purge Volume Information
PV Amount: 3 PV
PV Includes: ☒ Tubing ☒ Sand 40% ☒ Dry Bent 50%

Leak Check Compound
A cloth saturated with LCC is placed around tubing connections and probe seal. This is done for all samples unless otherwise noted.
☒ 1,1-DFA ☐ 1,1,1,2-TFA ☐ IPA ☐ Other:

	Sample and Summa Information							Probe Specs							Purge & Collection Information						
	Point ID	Summa ID #	Sample Kit ID #	Start Time	Initial Vac (" Hg)	End / Sample Time	End Vac (" Hg)	Probe Depth (ft)	Tubing Length (ft)	Tubing OD (in.)	Sand Ht (in.)	Sand Dia (in.)	Dry Bent. Ht (in.)	Dry Bent. Dia (in.)	Shut In Test 60 sec (✓)	Leak Check (✓)	Purge Vol (mL)	Purge Flow Rate (mL/min)	Pump Time (min:sec)	Sample Flow Rate (mL/min)	ProbeVac ☐ Hg ☒ H_2O
1	SVP-15-5	753	309	1026	-27	~~1029~~ 1029	Ø	5	6	1/4	12	2.25	~~12~~	2.25	✓	✓	2211	<200	11:03	<200	Ø
2	SVP-14-5	769	154	1031	-29	1034	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
3	SVP-1-5	757	348	1100	-28	1104	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
4	SVP-2-5	764	015	1123	-29.5	1126	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
* 5	SVP-3-5	~~763~~ 376	188	1132	-25	1135	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	~~Ø~~
6	SVP-8-5	783	235	1152	-29.5	1155	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
7	SVP-4-5	781	349	1159	-28	1203	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
8	SVP-10-5	785	189	1222	-27	1226	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
9	SVP-13-5	776	246	1228	-26	1231	Ø	5	6	1/4	12	2.25	12	2.25	✓	✓	2211	<200	11:03	<200	Ø
10																					
11																					
12																					

Site Notes such as weather, visitors, scope deviations, health & safety issues, etc. (When making sample specific notes, reference the line number above):
(5) Can #763 opened @ -24" Hg.
Switched out to backup

1903

APPENDIX C

Conceptual VIMS Design

December 12, 2022
File No. 01222196.00

DESIGN BASIS MEMORANDUM

TO: JAFAM Corporation
Mr. Trevor Fabeck
3200 Inland Empire Boulevard, Suite 220
Ontario, California 91764

FROM: Alissa Barrow, P.E., Keith Etchells, P.G, CHg

SUBJECT: **Watermarke Ontario (Project) Vapor Intrusion Mitigation System (VIMS)**
1028 West 4th Street, Ontario, California

Dear Mr. Fabeck:

SCS Engineers (SCS) was retained by the JAFAM Corporation (Client or JAFAM), to provide engineering services for the design of a vapor intrusion mitigation system (VIMS) for the proposed construction of the Watermarke Ontario (Project), located at 1028 W. 4th Street, (Site) in Ontario, California. This Design Basis Memorandum (DBM) provides a basis of design with information on Site conditions, regulatory considerations, engineering assumptions, and vendor information, for initial review and concurrence by JAFAM. Upon concurrence from JAFAM, SCS will prepare construction level design drawings for a VIMS for the Project.

1 SITE BACKGROUND

SCS understands that the Site consists of County of San Bernardino Assessor Parcel Number 1008-522-02 comprising approximately 4.4 acres of land in Ontario, California (Figure 1). The Site is located on the northeast corner of West 4th Street and North Mountain Avenue in Ontario, California. Reportedly, the Site is developed with two buildings – one that is currently occupied by a United States Postal Service (USPS) office, and the other a commercial retail building that is currently occupied by various small retail tenants, and was previously occupied by a dry cleaner. The Site is bounded to the north by a church property and single-family residences, to the east by single-family residences, to the west by North Mountain Avenue, and to the south by West 4th Street.

A former dry cleaning establishment, Ontario Plaza Laundromat/Cleaners (formerly located in the northwest corner of the building at 1118 North Mountain Avenue) was located at the Site from approximately 1960 to 2008. The Fabricare Dry Cleaner (1026 West 4th Street) occupied the farthest east side of the Site building reportedly from 1964 until February 2020.

Based on reports and documents available for the Site from the Department of Toxic Substances Control (DTSC) EnviroStor website, the former dry cleaning tenant previously experienced a release of chlorinated solvents including the chlorinated volatile organic compound tetrachloroethene (PCE) impacting soil and soil vapor, which was remediated using soil vapor extraction under regulatory oversight from the DTSC. The unauthorized release case was closed by the DTSC with land use restrictions in place on December 21, 2017.

Extensive soil and soil vapor sampling and remedial measures have previously been conducted at the Site to address the former dry cleaning land uses at the Site. Soil screening and mitigation measures are proposed to be carried out during construction of the proposed commercial project at the Site, including implementation of a VIMS, as described herein.

Based on a review of the construction plans, SCS understands that the proposed Project will include construction of an approximately 145,310 square foot, mixed use facility with multifamily residences, parking structure, commercial retail space, and a new post office building. The new buildings will consist of:

- A 4-story mixed use building with 297 multi-family residential units averaging 823 square feet per unit and 4,000 square feet of ground level retail space, which are located approximately along the perimeter of the Site and not within the commercial use deed restriction.
- A 6-story parking structure with 664 parking stalls, including 16 designated for retail, which is located in the southern-central portion of the Site and is within the commercial use deed restriction.
- A new 1-story post office building with 24 parking spaces, which is located in the south/southwest portion of the Site.

2 JUSTIFICATION OF VIMS IN PROJECT DESIGN

SOIL VAPOR SAMPLING AND ANALYSIS

On October 11, 2022, SCS oversaw the drilling and installation of 20 soil vapor probes (SVP-1 SVP-2, SVP-3, SVP-4, SVP-5, SVP-6, SVP-7, SVP-8, SVP-9, SVP-10, SVP-11, SVP-12, SVP-13, SVP-14, SVP-15, SVP-16, SVP-17, SVP-18, SVP-19, and SVP-20) to assess the area encompassing the proposed structures of the Project for the presence of vapor-phase VOCs and assess the necessity of completing a conceptual VIMS design. Locations of soil vapor samples are included in Figure 2.

The soil vapor sample borings SVP-1 through SVP-20 were advanced with a direct-push drilling rig to depths of approximately 5 feet below. After sampling, the soil vapor borings were backfilled with hydrated bentonite to depths of approximately 5 feet below grade.

Soil vapor sampling activities were conducted in general accordance with the DTSC, Los Angeles RWQCB, and San Francisco RWQCB Advisory on Active Soil Gas Investigations, dated July 2015. A temporary soil vapor well, consisting of Nylaflow™ tubing attached to a soil gas probe tip, was installed near the bottom of each boring. An appropriate sand pack a minimum of 6 inches thick was placed around the soil gas probe tip, and the borings were backfilled with at least 6 inches of dry granular bentonite above each sample port and topped with hydrated granular bentonite to the surface. The soil vapor sampling probes were allowed to stabilize for approximately 2 hours prior to sampling, followed by removing the DTSC-default of three purge volumes, and performing a shut-in test and leak test.

Soil vapor samples were collected from the soil vapor sampling probes by collecting soil vapor drawn through the probes into laboratory-provided summa canisters. Soil vapor samples were handed to an on-Site state certified, mobile laboratory (H&P Mobile Geochemistry) and analyzed for VOCs in general accordance with U.S. Environmental Protection Agency (EPA) Method TO-15. In accordance with the DTSC guidance, one replicate sample was analyzed (SVP-11-5 Rep). Chain-of-custody procedures were implemented for sample tracking.

VOCS IN SOIL VAPOR

A total of twenty-one soil vapor samples, identified as SVP-1 SVP-2, SVP-3, SVP-4, SVP-5, SVP-6, SVP-7, SVP-8, SVP-9, SVP-10, SVP-11, SVP-11 Rep, SVP-12, SVP-13, SVP-14, SVP-15, SVP-16, SVP-17, SVP-18, SVP-19, and SVP-20, were analyzed for VOCs in general accordance with EPA Method TO-15.

Tetrachloroethene (PCE) was reported to be present in all 20 vapor samples collected beneath the proposed Project with concentrations in excess of the applicable residential screening level (480 micrograms per cubic meter [ug/m^3]) in all locations except SVP-1 and SVP-2 in the northeast corner, and SVP-13 in the southeast corner of the Site. Due to the continued presence and concentrations of PCE in shallow soil vapor beneath the Site, the understanding that the proposed buildings share a foundation slab, and the assumption that the Project will be vetted by the DTSC, a VIMS is recommended to be incorporated into the Project.

3 PRELIMINARY VIMS DESIGN

The proposed VIMS would be installed beneath the ground-level portions of the proposed buildings to mitigate potential vapor phase migration of residual VOCs. The proposed VIMS design will consist of a passive vent system with the option to convert to an active system should the future need arise.

The vapor barrier will conform to the general requirements and specifications presented by the DTSC in the Vapor Intrusion Mitigation Advisory Final Revision 1, dated October 2011, and will be designed in a fashion that it can be converted from a passive to an active system, if necessary. SCS anticipates the proposed vapor barrier design will include, but not be limited to, the following:

- 4-inch layer of permeable coarse sand with a hydraulic conductivity at least 10^{-3} centimeters per second (cm/s).
- Low-profile, 1-inch sub-slab Multi-flow (or equivalent) vent piping installed within the coarse sand layer, which will transition to 3-inch solid polyvinyl chloride (PVC) pipe where penetration though building footers occurs.
- The solid PVC pipe will then transition to 4-inch carbon steel vent risers, installed on the outside walls of the buildings, which will terminate above the roof line with rainguards.
- T-60 non-woven geotextile base fabric installed over the sand layer.
- CETCO Liquid Boot VI-20 geomembrane installed over the base fabric layer.
- 40-mil CETCO Liquid Boot 500 soil VOC vapor barrier installed over the VI-20 geomembrane layer (for a total membrane thickness of 60 mil).
- Quality assessment/quality control (QA/QC) of vapor barrier using industry standard smoke testing.
- 8 oz. geotextile protection course installed over the soil VOC vapor membrane.
- An optional 2-inch thick clean sand layer installed over the geotextile layer to protect the VIMS membrane during building construction.

A preliminary VIMS design is included in Figures 3 and 4, and design components are further described below. Upon concurrence from JAFAM, SCS will prepare construction level design drawings of a VIMS for the Project, which would presumably be submitted to the DTSC, as well as potentially local planning agencies if required, for review and concurrence.

VIMS DESIGN COMPONENTS

Passive Sub-Slab Venting System

The passive sub-slab venting system will allow VOCs to be passively diverted into the ventilation system and safely discharged to the atmosphere by means of vertical vent risers terminating at the building roofline. The venting system will consist of a sub-slab coarse sand layer beneath the entire footprint of the buildings that contains low-profile, 1-inch sub-slab Multi-flow (or equivalent) vapor collection pipes, which will transition to 3-inch solid PVC pipe where penetration though building footers occurs. The collection pipes will be connected to steel vertical risers along the building exterior that terminate above the roof line. Venting system components include the following:

- Venting layer under membrane: Clean coarse sand with a minimum hydraulic conductivity of 10^{-3} cm/s will be used to construct the permeable ventilation/depressurization layer.

- Sub-slab passive vent piping will consist of 1-inch diameter, factory slotted low profile, 1 inch high by 1 foot wide, Multi-flow vent pipe (or equivalent) placed in the venting layer, which will transition to 3-inch Schedule (Sch.) 40 PVC pipe where penetration though building footers occurs. The piping will be located so that no portion of the slab is greater than 35 feet from a sub-slab collection pipe. The piping will be networked together, and will transition vent risers attached to the exterior building walls and extending to the roofline (Figures 3 and 4).

- Vertical vent riser piping will be used to manage potential VOC vapor through passive venting via the sub-slab piping to the roofline for the proposed building footprint. Each vertical vent riser will be located a minimum of 10 feet from air intakes or openings into the building (i.e., windows or doors), and will terminate a minimum of 1 foot above the building roofline. Vertical vent riser pipe will consist of 4-inch diameter Sch 40, threaded carbon steel pipe. A minimum of twelve (12) vent risers will be provided for the 145,309 square foot first floor/ground level footprint of the development. Preliminary vent riser locations are depicted on Figure 2, but are subject to change based on input from the Project design team (architect, etc.).

Impervious Membrane

The membrane barrier will be installed above the sub-slab passive venting system and beneath the entire extent of the building footprint. The membrane barrier will consist of a minimum cured thickness of 60 mil (0.06 inches) Liquid Boot Plus VI-20 geomembrane. Liquid boot is a fluid/mono applied, single course, high-build polymer chloroprene modified asphalt (CMA) emulsion overlaid onto a VI 20 geomembrane. VI 20 is a 20 mil, 7-layer, co-extruded ethylene-vinyl alcohol copolymer (EVOH) geomembrane manufactured by CETCO Inc., and consists of a copolymer of polyethylene, polyvinyl alcohol, and ethylene vinyl alcohol. The material is flexible, chemically resistant, stress resistant, crack resistant, and virtually impermeable to VOCs.

The membrane will be placed between two (2) layers of non-woven, needle-punched polypropylene geotextile fabric. An optional 2-inch thick clean sand layer can be applied over the membrane barrier on top of the geotextile layer to protect the membrane during building construction.

Seals are to be installed at all pipe or conduit penetrations through the sub-slab liner. Utility perforations through the membrane liner will be sealed in accordance with the membrane manufacturer's recommendations and design detail provided on the drawings. Seals should be provided where the sub-slab liner attaches to interior and perimeter footings.

Sub-slab Monitoring Probes

Monitoring probes will be placed within the sand layer and terminate in monitoring vaults or utility boxes outside the building perimeter wall. Sub-slab vapor monitoring probes will be used to monitor soil vapor VOC and/or radon concentrations under the slab.

A minimum of twenty (20) monitoring probes will be provided for the approximately 145,310 square foot first level building footprint.

Utility Trench Dams and Electrical Conduit Seals

Utility trench dams constructed of a bentonite-concrete slurry are required for all utility trenches that extend beneath and/or through the building foundation from outside areas, and will be placed immediately adjacent to the exterior perimeter of the building foundation. Utility trench dams will extend a minimum of 3 feet from the perimeter of the building and at least 6 inches around all conduits and pipes.

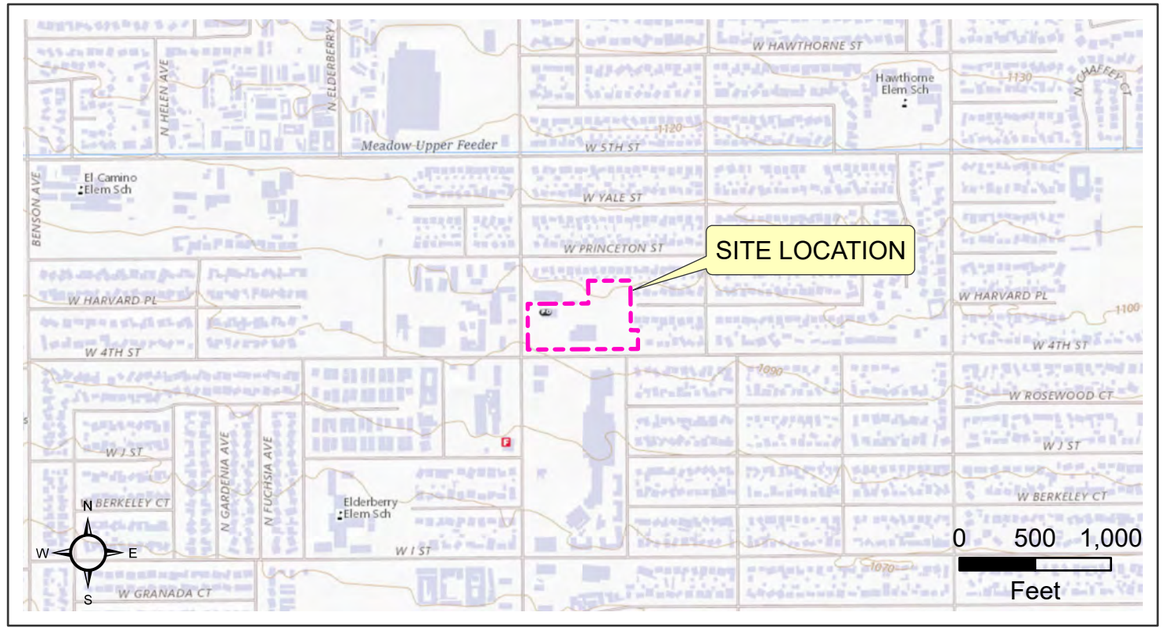
Electrical conduit seals, either end seals or EYS seals, will be installed approximately 18 inches above the location where the conduit penetrates the building floor slab. Electrical conduit seals consisting of a sealing compound with fiber dams will be installed to fill the void space and to prevent the infiltration of subsurface VOCs into interior spaces.

Signage

Upon completion of construction, warning signs will be posted at prominent locations that incorporate the following language:

"WARNING: A vapor intrusion mitigation system is installed beneath the building floor slab to prevent vapor intrusion from the soil. Any proposed penetration or alteration of the floor slab requires prior written notification to the owner. It is illegal to remove this sign." In addition, soil vapor notification labels that provide information regarding the vent designation and purpose will be attached to all vent risers.

FIGURES



2-DIMENSIONAL SITE LOCATION

3-DIMENSIONAL SITE LOCATION

SITE AERIAL LOCATION

Disclaimer: This figure is based on available data. Building layout provided by TCA Architects in the Yield Study dated May 26, 2022. Actual conditions may differ. All locations and dimensions are approximate.

JAFAM Corporation
1028 West 4th Street, Ontario, California 91762

Three-Way Site Location Map

Figure 1	Nov 2022

SCS ENGINEERS

1911

C:\Users\5180bjl\OneDrive - SCS Engineers\Documents\projects_Barb\Watermark, Ontario CA\ProWatermark - Ontario CA\Watermark - Ontario CA aprx BY 5180bjl

San Bernardino County, Maxar, Microsoft, County of Los Angeles, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, USGS National Map 3D Elevation Program (3DEP). September 7, 2022., USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National

SVP-3			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**520**	< 6.8	< 4.9

SVP-2			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**240**	< 6.8	< 4.9

SVP-11			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,400**	< 14	**12**

SVP-11 REP			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,400**	< 14	**12**

SVP-7			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,700**	< 14	< 9.9

SVP-1			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**64**	< 6.8	< 4.9

SVP-6			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,500**	< 14	< 9.9

SVP-12			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,700**	< 6.8	< 4.9

SVP-5			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**10,000**	< 34	< 25

SVP-4			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**2,100**	< 6.8	< 4.9

SVP-9			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,400**	**43**	**50**

SVP-8			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**5,500**	< 14	< 9.9

SVP-10			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,300**	< 6.8	< 4.9

SVP-20			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**570**	< 6.8	< 4.9

SVP-15			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**2,600**	< 6.8	**18**

SVP-18			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,700**	< 6.8	< 4.9

SVP-13			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**53**	< 6.8	< 4.9

SVP-19			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,000**	< 6.8	< 4.9

SVP-17			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,400**	< 6.8	< 4.9

SVP-16			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**4,000**	< 14	**220**

SVP-14			
Depth (ft)	Tetrachloro-ethene µg/m³	Bromodichloro-methane µg/m³	Chloroform µg/m³
5	**1,100**	< 6.8	**8.8**

Legend

- Approximate soil vapor boring location
- Approximate location of deed restriction boundary
- Approximate location of former dry cleaner
- Approximate Site Boundary

Notes:
Soil vapor samples collected by SCS Engineers on October 11, 2022 and analyzed for Volatile Organic Compounds (VOCs) in general accordance with EPA Method TO-15.
< : less than the indicated laboratory reporting limit.
ND: Group of constituents not detected above the laboratory reporting limits.
Bold font indicates concentrations above the indicated laboratory reporting limits.
1: Maximum soil vapor concentration multiplied by the default Department of Substances Control (DTSC) attenuation factor of 0.001 for an existing commercial and future residential building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), prepared by the DTSC and dated October 2011.
2: Maximum soil vapor concentration multiplied by the default DTSC attenuation factor of 0.0005 for a future commercial building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.
3: Human Health Risk Assessment Note 3 - DTSC-Modified Screening Levels (DTSC-SLs), Table 3 - Screening Levels for Ambient Air. Commercial/Industrial and Residential. June 2020 Update, Revised May 2022.
^ A DTSC-SL has not been established for this constituent. The Environmental Protection Agency (EPA) Regional Screening Level (RSL) dated May 2022, was used for this constituent.
NA = Not applicable.

N W E S

0 25 50 75
Feet

1 inch = 75 feet

Soil Vapor Analytical Results

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Figure 2 | **Nov 2022**

SCS ENGINEERS

1912

C:\Users\[1908]\OneDrive - SCS Engineers\Documents\projects - Bard\Watermark - Ontario CA\Pro\Watermark - Ontario CA\Watermark - Ontario CA.aprx Layout: Fig6_SoilVapor BY 5180bll
San Bernardino County, Maxar, Microsoft

LEGEND

VR-4 — 4" VENT RISER

4" VENT RISER AND TRANSITION PIPING (VENT RISER EXTENDING TO ROOF LINE)

LIMITS OF SUB-SLAB SOIL GAS VAPOR BARRIER SYSTEM

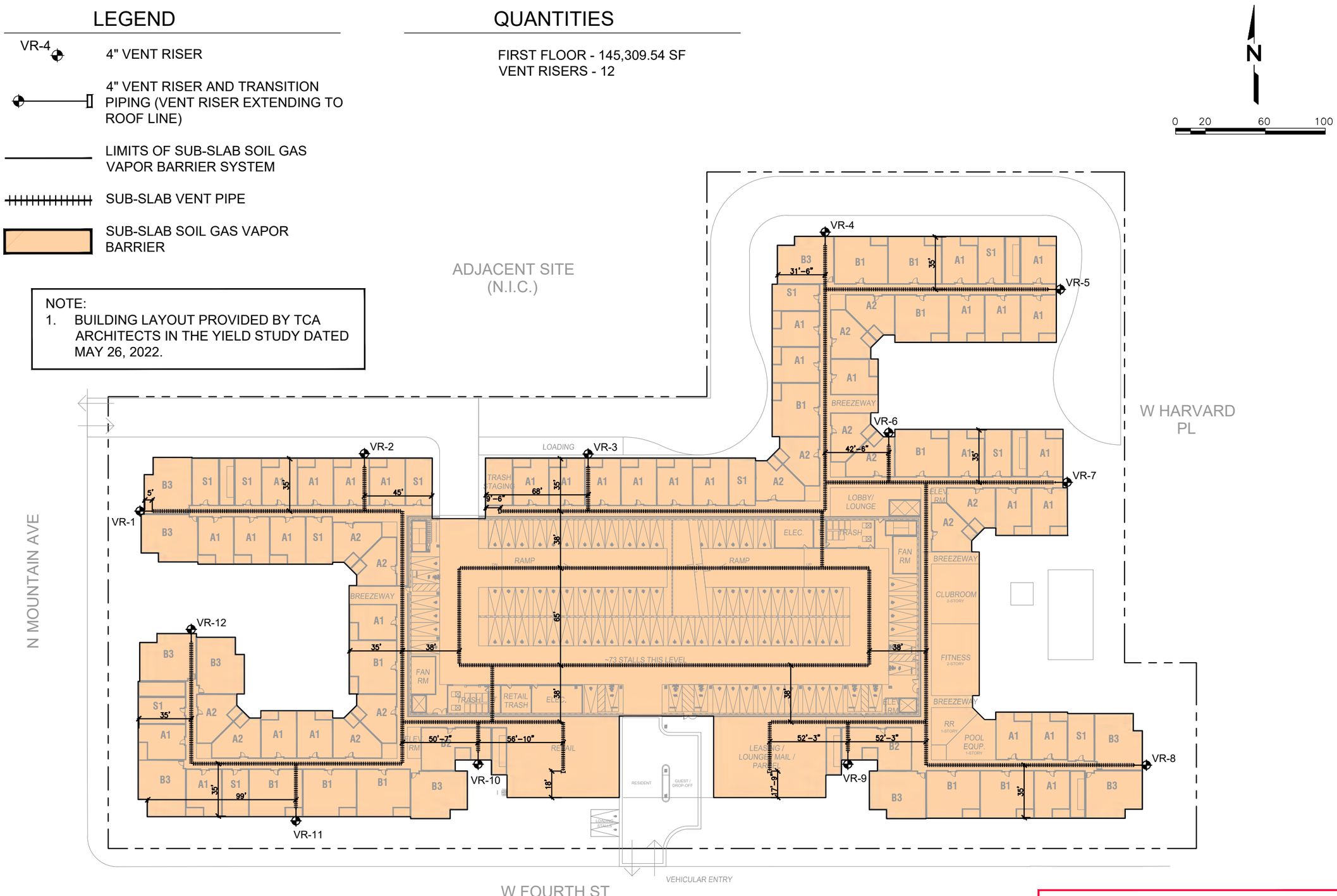
SUB-SLAB VENT PIPE

SUB-SLAB SOIL GAS VAPOR BARRIER

QUANTITIES

FIRST FLOOR - 145,309.54 SF
VENT RISERS - 12

NOTE:
1. BUILDING LAYOUT PROVIDED BY TCA ARCHITECTS IN THE YIELD STUDY DATED MAY 26, 2022.



CONCEPTUAL PLAN
NOT FOR CONSTRUCTION

1913

NO.	REVISION	DATE

SHEET TITLE: CONCEPTUAL VAPOR INTRUSION MITIGATION SYSTEM PLAN LAYOUT

PROJECT TITLE: WATERMARKE ONTARIO PROJECT ONTARIO, CALIFORNIA

CLIENT: JAFAM CORPORATION

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3800 KILROY AIRPORT WAY, SUITE 100
LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805

PROJ. NO. 01222196.00 | DSN. BY: RR | DWN. BY: RR | CHK. BY: AB | APP. BY: AB | ACAD FILE: -

DATE: 11-29-2022

SCALE: 1/64"=1'-0"

DRAWING NO.

FIGURE 3

F:\Projects\01222196.00\Deliverables\Conceptual VMS Design\01-Conceptual Design\Watermark Ontario Project VMS_11x17_v0.1.dwg Dec 12, 2022 - 3:12pm By: 2747r_r

APPENDIX G – ACOUSTICAL ASSESSMENT

Acoustical Assessment
Watermarke Ontario Planned Unit Development Project
City of Ontario, California

Prepared by:

Kimley-Horn and Associates, Inc.
3801 University Ave Suite. 300
Riverside, California 92501
Contact: Mr. Alex Pohlman
951.543.9868

August 2023

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APPENDICES

Appendix A: Existing Ambient Noise Measurements
Appendix B: Noise Modeling Data

LIST OF ABBREVIATED TERMS

ADT	average daily traffic
dBA	A-weighted sound level
CEQA	California Environmental Quality Act
CNEL	community equivalent noise level
L_{dn}	day-night noise level
dB	decibel
L_{eq}	equivalent noise level
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
HVAC	heating ventilation and air conditioning
Hz	hertz
in/sec	inches per second
L_{max}	maximum noise level
µPa	micropascals
L_{min}	minimum noise level
PPV	peak particle velocity
RMS	root mean square
VdB	vibration velocity decibels

1 INTRODUCTION

This report documents the results of an Acoustical Assessment completed for the Watermarke Ontario Planned Unit Development Project (Project). The purpose of this Acoustical Assessment is to evaluate the potential construction and operational noise and vibration levels associated with the Project and determine the level of impact the Project would have on the environment.

This analysis has been undertaken to analyze whether the proposed Project would result in any new or substantially more severe significant environmental impacts as compared to the conclusions discussed in The Ontario Plan 2050, certified Final Supplemental Environmental Impact Report (General Plan EIR) (State Clearinghouse No. 2021070364). The purpose of this analysis is to support an Addendum EIR that will document whether any new noise-related impacts would occur from the Project (described below) compared to the level of significance that was identified in the General Plan EIR pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15162 (et seq.).

1.1 Project Location

The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street. The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The City of Ontario is located in the San Bernardino Valley within San Bernardino County approximately 60 miles east of Los Angeles, California; see Exhibit 1: Regional Location Map and Exhibit 2: Project Vicinity Map.

1.2 Project Description

The applicant proposes to demolish the existing uses and proposes the development of a four-story Type V warp building containing multifamily residential and retail uses as well as a six level Type III above grade parking structure. The Project would include the development of 357 multi-family dwelling units, approximately 2,700 square feet (sf) of leasing, 5,700 sf of amenity space, and 3,800 sf of retail on 5.8 acres; refer to Exhibit 3: Conceptual Site Plan.

Source: ArcGIS Pro World Street Map

Exhibit 1: Regional Locaon Map

Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Kimley»H 1920

Source: Google Earth

Exhibit 2: Project Vicinity Map
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Source: TCA Architects

Exhibit 3: Conceptual Site Plan
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Kimley»Horn 1922

2 ACOUSTIC FUNDAMENTALS

2.1 Sound and Environmental Noise

Acoustics is the science of sound. Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a medium (e.g., air) to human (or animal) ear. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or hertz (Hz).

Noise is defined as loud, unexpected, or annoying sound. The fundamental acoustics model consists of a noise source, a receptor, and the propagation path between the two. The loudness of the noise source, obstructions, or atmospheric factors affecting the propagation path, determine the perceived sound level and noise characteristics at the receptor. Acoustics deal primarily with the propagation and control of sound. A typical noise environment consists of a base of steady background noise that is the sum of many distant and indistinguishable noise sources. The sound from individual local sources is superimposed on this background noise. These sources can vary from an occasional aircraft or train passing by to continuous noise from traffic on a major highway. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a large range of numbers. To avoid this, the decibel (dB) scale was devised. The dB scale uses the hearing threshold of 20 micropascals (µPa) as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The dB scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels correspond closely to human perception of relative loudness. Table 1: Typical Noise Levels provides typical noise levels.

Table 1: Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	– 110 –	Rock Band
Jet fly-over at 1,000 feet		
	– 100 –	
Gas lawnmower at 3 feet		
	– 90 –	
Diesel truck at 50 feet at 50 miles per hour		Food blender at 3 feet
	– 80 –	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawnmower, 100 feet	**– 70 –**	Vacuum cleaner at 10 feet
Commercial area		Normal Speech at 3 feet
Heavy traffic at 300 feet	**– 60 –**	
		Large business office
Quiet urban daytime	**– 50 –**	Dishwasher in next room
Quiet urban nighttime	**– 40 –**	Theater, large conference room (background)
Quiet suburban nighttime		
	– 30 –	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	– 20 –	
		Broadcast/recording studio
	– 10 –	
Lowest threshold of human hearing	**– 0 –**	Lowest threshold of human hearing

Source: California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

Noise Descriptors

The dB scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Most commonly, environmental sounds are described in terms of equivalent noise level (L_{eq}) that has the same acoustical energy as the summation of all the time-varying events. While L_{eq} represents the continuous sound pressure level over the measurement period, the day-night noise level (L_{dn}) and Community Equivalent Noise Level (CNEL) are measures of energy average during a 24-hour period, with dB weighted sound levels from 7:00 PM to 7:00 AM. Each is applicable to this analysis and defined in Table 2: Definitions of Acoustical Terms.

Table 2: Definitions of Acoustical Terms

Term	Definitions
Decibel (dB)	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in µPa (or 20 micronewtons per square meter), where 1 pascal is the pressure resulting from a force of 1 newton exerted over an area of 1 square meter. The sound pressure level is expressed in dB as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 µPa). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level (dBA)	The sound pressure level in dB as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level (L_{eq})	The average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
Maximum Noise Level (L_{max}) Minimum Noise Level (L_{min})	The maximum and minimum dBA during the measurement period.
Exceeded Noise Levels (L_{01}, L_{10}, L_{50}, L_{90})	The dBA values that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day-Night Noise Level (L_{dn})	A 24-hour average L_{eq} with a 10 dBA weighting added to noise during the hours of 10:00 PM to 7:00 AM to account for noise sensitivity at nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
Community Noise Equivalent Level (CNEL)	A 24-hour average L_{eq} with a 5 dBA weighting during the hours of 7:00 AM to 10:00 AM and a 10 dBA weighting added to noise during the hours of 10:00 PM to 7:00 m to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.7 dBA CNEL.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

Table 2: Definitions of Acoustical Terms	
Term	**Definitions**
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends on its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Because sound levels can vary markedly over a short period of time, a method for describing either the sound's average character (L_{eq}) or the variations' statistical behavior (L_{XX}) must be utilized. The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The predicted models' accuracy depends on various factors, such as the distance between the noise receptor and the noise source, the character of the ground surface (e.g., hard or soft), and the presence or absence of structures (e.g., walls or buildings) or topography, and how well model inputs reflect these conditions.

A-Weighted Decibels

The perceived loudness of sounds is dependent on many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by dBA values. There is a strong correlation between dBA and the way the human ear perceives sound. For this reason, the dBA has become the standard tool of environmental noise assessment. All noise levels reported in this document are in terms of dBA, but are expressed as dB, unless otherwise noted.

Addition of Decibels

The dB scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10.[1] When the standard logarithmic dB is A-weighted, an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound.[2] When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dBA higher than one source under the same conditions.[3] Under the dB scale, three sources of equal loudness together would produce an increase of approximately 5 dBA.

Sound Propagation and Attenuation

Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. Sound from a line source, such as a highway, propagates outward in a cylindrical pattern. Sound levels attenuate at a rate of approximately 3 dB for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics.[4] No excess attenuation is assumed for hard

1 California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

2 *Noise Sources and Their Effects*. Available at: https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm

3 FHWA, *Noise Fundamentals,* 2017. Available at: https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

4 California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, Page 2-29, September 2013.

surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dB per doubling of distance is normally assumed in this report.

Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the noise receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 15 dBA.[5] The way older homes in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units is generally 30 dBA or more.

Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60 to 70 dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA.[6] Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA, the following relationships should be noted[7]:

- Except in carefully controlled laboratory experiments, a 1-dBA change cannot be perceived by humans.
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference.
- A minimum 5-dBA change is required before any noticeable change in community response would be expected. A 5-dBA increase is typically considered substantial.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

5 Federal Highway Administration, Highway Traffic and Construction Noise - Problem and Response**,** April 2006.

6 Compiled from James P. Cowan, *Handbook of Environmental Acoustics,* 1994 and Cyril M. Harris, Handbook of Noise Control, 1979.

7 Compiled from California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013, and FHWA, *Noise Fundamentals,* 2017.

Effects of Noise on People

Hearing Loss. While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise. The Occupational Safety and Health Administration has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over 8 hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.[8]

Annoyance. Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. A noise level of about 55 dBA L_{dn} is the threshold at which a substantial percentage of people begin to report annoyance[9].

2.2 Groundborne Vibration

Sources of groundborne vibrations include natural phenomena (earthquakes, volcanic eruptions, sea waves, landslides, etc.) or man-made causes (explosions, machinery, traffic, trains, construction equipment, etc.). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions or heavy equipment use during construction). Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the peak particle velocity (PPV); another is the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave and is expressed in terms of inches-per- second (in/sec). The RMS velocity is defined as the average of the squared amplitude of the signal and is expressed in terms of velocity decibels (VdB). The PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration.

Table 3: Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibrations, displays the reactions of people and the effects on buildings produced by continuous vibration levels. The annoyance levels shown in the table should be interpreted with care since vibration may be found to be annoying at much lower levels than those listed, depending on the level of activity or the individual's sensitivity. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage. In high noise environments, which are more prevalent where groundborne vibration approaches perceptible levels, this rattling phenomenon may also be produced by loud airborne environmental noise causing induced vibration in exterior doors and windows.

[8] U.S. Department of Labor, Occupational Safety and Health Standards, *29 CFR 1910* (Occupational Noise Exposure).
[9] Federal Interagency Committee on Noise, Federal Agency Review of Selected Airport Noise Analysis Issues, August 1992.

Ground vibration can be a concern in instances where buildings shake, and substantial rumblings occur. However, it is unusual for vibration from typical urban sources such as buses and heavy trucks to be perceptible. Common sources for groundborne vibration are planes, trains, and construction activities such as earth-moving which requires the use of heavy-duty earth moving equipment. For the purposes of this analysis, a PPV descriptor with units of inches per second (in/sec) is used to evaluate construction-generated vibration for building damage and human complaints.

Table 3: Human Reaction and Damage to Buildings for Continuous or Frequent Intermittent Vibrations

Maximum PPV (in/sec)	Vibration Annoyance Potential Criteria	Vibration Damage Potential Threshold Criteria	FTA Vibration Damage Criteria
0.008	--	Extremely fragile historic buildings, ruins, ancient monuments	--
0.01	Barely Perceptible	--	--
0.04	Distinctly Perceptible	--	--
0.1	Strongly Perceptible	Fragile buildings	--
0.12	--	--	Buildings extremely susceptible to vibration damage
0.2	--	--	Non-engineered timber and masonry buildings
0.25	--	Historic and some old buildings	--
0.3	--	Older residential structures	Engineered concrete and masonry (no plaster)
0.4	Severe	--	--
0.5	--	New residential structures, Modern industrial/commercial buildings	Reinforced-concrete, steel or timber (no plaster)

PPV = peak particle velocity; in/sec = inches per second; FTA = Federal Transit Administration

Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, 2020 and Federal Transit administration, Transit Noise and Vibration Assessment Manual, 2018.

3 REGULATORY SETTING

To limit population exposure to physically or psychologically damaging as well as intrusive noise levels, the federal government, the State of California, various county governments, and most municipalities in the State have established standards and ordinances to control noise.

3.1 State of California

California Government Code

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of "normally acceptable", "conditionally acceptable", "normally unacceptable", and "clearly unacceptable" noise levels for various land use types. Single-family homes are "normally acceptable" in exterior noise environments up to 60 CNEL and "conditionally acceptable" up to 70 CNEL. Multiple-family residential uses are "normally acceptable" up to 65 CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries, and churches are "normally acceptable" up to 70 CNEL, as are office buildings and business, commercial, and professional uses.

Title 24 – Building Code

The State's noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, hotel rooms, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new multi-family residential buildings and habitable rooms (including hotels), the acceptable interior noise limit for new construction is 45 dBA CNEL.

3.2 Local

City of Ontario – The Ontario Plan Safety Element

The Safety and Land Use Elements of The Ontario Plan (TOP) set forth goals, policies, and land use guidelines to protect residential neighborhoods and noise-sensitive receptors from excessive noise levels. The City uses the Noise Level Exposure and Land Use Compatibly Guidelines (shown in Table 4 below) when siting new development and making land use decisions.

Table 4: Noise Level Exposure and Land Use Compatibility Guidelines

Land Use Categories		Community Noise Equivalent Level (CNEL)			
Category	**Uses**	**Clearly Acceptable[1]**	**Normally Acceptable[2]**	**Normally Unacceptable[3]**	**Clearly Unacceptable[4]**
Residential/Lodging	Single Family/Duplex	<60	60-65	65-70	70-85
	Multi-Family	<60	60-65	65-75	75-85
	Mobile Homes	<60	60-65	-	65-85
	Hotel/Motel	<65	65-70	70-80	80-85
Public/Institutional	Schools/Hospitals	<60	60-65	65-70	70-85
	Churches/Libraries	<60	60-65	65-70	70-85
	Auditoriums/Concert Halls	<55	55-60	60-70	70-85
Commercial	Offices	<65	65-75	75-80	80-85
	Retail	<70	70-75	75-80	80-85
Industrial	Manufacturing	<70	70-75	75-85	-
	Warehousing	<70	70-80	80-85	-
Recreational/Open Space	Parks/Playgrounds	<65	65-70	70-75	75-85
	Golf Course/Riding Stables	<65	65-70	70-75	75-85
	Outdoor Spectator Sports	<60	60-65	65-70	
	Outdoor Music Shells/Amphitheaters	-	<60	60-65	65-85
	Livestock/Wildlife Preserves	<70	-	70-75	75-85
	Crop Agriculture	<55-85	-	-	-

Source: The Ontario Plan
[1] No special noise insulation required, assuming buildings of normal conventional construction.
[2] Acoustical reports will be required for major new residential construction. Conventional construction with closed windows and fresh air supply systems of air conditions will normally suffice
[3] New construction should be discouraged. Noise/aviation easements required for all new construction. If new construction does proceed, a detailed analysis of noise reduction requirements must be made, and necessary noise insulation features included.
[4] No new construction should be permitted.

The following goals and policies from TOP Safety Element are directly relevant to the proposed project:

Goal S4 An environment where noise does not adversely affect the public's health, safety, and welfare

Goal S4-1 Noise Mitigation. Utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.

Goal S4-2 Coordination with Transportation Authorities. Collaborate with airport owners, FAA, Caltrans, SANBAG, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of, and updates to transportation related plans to minimize noise impacts and provide appropriate mitigation measures.

Goal S4-4 Truck Traffic. Manage truck traffic to minimize noise impacts on sensitive land uses.

Goal S4-5 Roadway Design. Design streets and highways to minimize noise impacts.

City of Ontario Municipal Code

The City of Ontario enforces noise limits through the Municipal Code Chapter 29, *Noise.* Table 5 summarizes the City of Ontario's noise limits.

Table 5: Exterior Noise Standards – City of Ontario

Land Use	Allowed Equivalent Noise Level, L_{eq}	
	7:00 AM to 10:00 PM	10:00 PM to 7:00 AM
Single-Family Residential	65 dBA	45 dBA
Multi-Family Residential, Mobile Home Parks	65 dBA	50 dBA
Commercial Property	65 dBA	60 dBA
Residential Portion of Mixed Use	70 dBA	70 dBA
Manufacturing and Industrial, Other Uses	70 dBA	70 dBA

Source: City of Ontario Municipal Code, Chapter 29 *Noise – Section 5-29.04 Exterior* Noise *Standards,* 2022.

The noise limits summarized in Table 5 are subject to the following:

- The noise standard for the applicable zone for any fifteen-minute (15) period; and
- A maximum instantaneous (single instance) noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).
- In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.
- The Noise Zone IV (residential portion of mixed use) standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property or use, if the noise originates from that commercial property or use.
- If the measurement location is on a boundary between two (2) different noise zones, the lower noise level standard applicable to the noise zone shall apply.
- Section 5-29.11, the noise standards assigned to Noise Zone I (single-family residential) also apply to the outdoor use area of any school, day care center, hospital or similar health care institution, library or museum while it is in use.
- Section 5-29.06(e), noise sources associated with construction, repair, remodeling, demolition or grading of a public right-of-way is exempt from the provisions of the Municipal Code.
- Section 5-29.09 addresses construction noise and states that no person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, on any weekday except between the hours of 7:00 AM and 6:00 PM or on Saturday or Sunday between the hours of 9:00 AM and 6:00 PM.

4 EXISTING CONDITIONS

4.1 Existing Noise Sources

Much of the City of Ontario has been developed with residential, commercial and industrial land uses. Transportation related noise is the primary noise source in the City. Other noise sources include noise generated from commercial, residential, institutional, and recreational activities.

Mobile Sources

Existing roadway noise levels were calculated for the roadway segments in the Project vicinity. This task was accomplished using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) and existing traffic volumes from the *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario* (prepared by Kimley-Horn and Associates, 2023). The noise prediction model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions. The average vehicle noise rates (also referred to as energy rates) used in the FHWA model have been modified to reflect average vehicle noise rates identified for California by the California Department of Transportation (Caltrans). The Caltrans data indicates that California automobile noise is 0.8 to 1.0 dBA higher than national levels and that medium and heavy truck noise is 0.3 to 3.0 dBA lower than national levels. The average daily noise levels along roadway segments proximate to the project site are included in Table 6: Existing Traffic Noise Levels.

Table 6: Existing Traffic Noise Levels

Roadway	Segment	ADT	dBA CNEL[1]
Mountain Avenue	North of 4th Street	23,130	65.9
	South of 4th Street	20,380	65.4
4th Street	West of Mountain Avenue	6,740	58.1
	Mountain Avenue to Palmetto Avenue	8,390	59.1
	East of Palmetto Avenue	8,150	59.0
Palmetto Avenue	South of 4th Street	600	42.1

ADT = average daily traffic; dBA = A-weighted decibels; CNEL = community noise equivalent level

1. Traffic noise levels are at 100 feet from the roadway centerline. The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures, barriers, and topography.

Source: *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario*, prepared by Kimley-Horn and Associates, 2023. Refer to Appendix B for traffic noise modeling assumptions and results.

As identified in Table 6, the existing traffic-generated noise level on project-vicinity roadways currently ranges from 42.1 dBA CNEL to 65.9 dBA CNEL 100 feet from the centerline. As previously described, CNEL is 24-hour average noise level with a 5 dBA "weighting" during the hours of 7:00 PM to 10:00 PM and a 10 dBA "weighting" added to noise during the hours of 10:00 PM to 7:00 AM to account for noise sensitivity in the evening and nighttime, respectively.

Stationary Sources

The stationary noise sources in the vicinity of the project site are existing residential properties to the north and east and commercial properties to the west and south. Noise sources from residential commercial uses typically include mechanical equipment such as HVAC, automobile-related noise such as

cars starting and doors slamming, and landscaping equipment. The noise associated with these sources may represent a single-event noise occurrence or short-term noise.

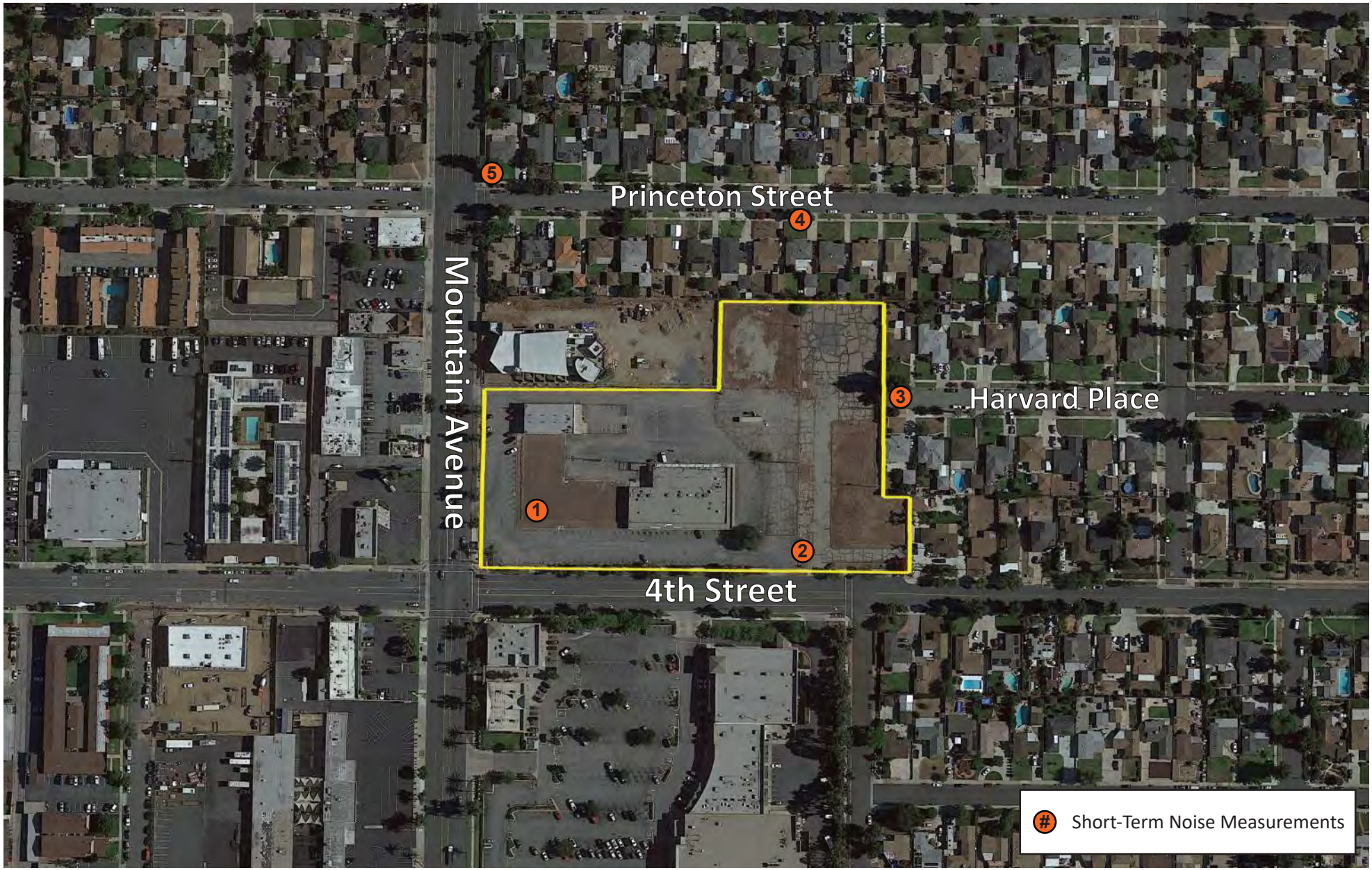
4.2 Noise Measurements

The Project area is primarily occupied by commercial and residential uses. To quantify existing ambient noise levels in the Project area, Kimley-Horn conducted five short-term noise measurements on July 26, 2023; see Appendix A: Existing Ambient Noise Measurements. The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the project site. The 10-minute measurements were taken between 11:58 AM and 12:54 PM on a Wednesday. Measurements of L_{eq} are considered representative of the noise levels throughout the day. The average noise levels and sources of noise measured at each location are listed in Table 7: Existing Noise Measurements and shown on Exhibit 4: Noise Measurement Locations.

Table 7: Existing Noise Measurements

Site	Location	Measurement Period	Duration	L_{eq} (dBA)
Short-Term Noise Measurements				
1	At the intersection of N Mountain Ave and W 4th Street, inside the parking lot	12:11 – 12:21 PM	10 Minutes	71.4
2	W 4th Street, sidewalk near southeastern entrance to parking lot.	12:30 – 12:40 PM	10 Minutes	68.5
3	End of W Harvard Place	12:44 – 12:54 PM	10 Minutes	57.2
4	Sidewalk on the south side of the W Princeton Street (eastbound) (10th house down)	12:58 – 1:08 PM	10 Minutes	52.0
5	At the NE corner of the intersection of N Mountain Ave and W Princeton Street	11:58 – 12:08 PM	10 Minutes	71.4

Source: Noise measurements taken by Kimley-Horn, July 26, 2023. See Appendix A for noise measurement results.



Source: Google Earth

Exhibit 4: Noise Measurement Locaons
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

Kimley»H 1934

4.3 Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Noise sensitive uses typically include residences, hospitals, schools, childcare facilities, and places of assembly. Vibration sensitive receivers are generally similar to noise sensitive receivers but may also include businesses, such as research facilities and laboratories that use vibration-sensitive equipment. The project site is surrounded by a mix of residential and commercial properties to the west, north, east, and south. Noise sensitive land uses nearest to the project site are listed in **Error! Reference source not found.** and shown on Exhibit 4: Noise Measurement Locations.

Table 8: Sensitive Receptors

Sensitive Receptor Number	Receptor Description	Distance and Direction from the Project
1	Single-family Residences	Adjacent to the east
2	Single-family Residences	Adjacent to the north
3	Church	23 feet to the north
4	Single-family Residences	75 feet to the southeast

Source: Google Earth

Source: Google Earth

Exhibit 5: Sensive Receptor Locaons
Watermarke Ontario Planned Unit Development Project, City of Ontario

Not to scale

5 SIGNIFICANCE CRITERIA AND METHODOLOGY

5.1 CEQA Thresholds

State CEQA Guidelines Appendix G contains analysis guidelines related to noise and vibration. These guidelines have been used by the City to develop thresholds of significance for this analysis. A project would create a significant environmental impact if it would:

- Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generate excessive groundborne vibration or groundborne noise levels; and
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

Thresholds

Construction Noise

The City of Ontario has not established quantitative construction noise standards; therefore, this analysis conservatively uses the FTA's threshold of 80 dBA (8-hour L_{eq}) for residential uses and 90 dBA (8-hour L_{eq}) for non-residential uses to evaluate construction noise impacts. The City Municipal Code states that construction is only permitted between the hours of 7:00 AM and 6:00 PM, Monday through Saturday and 9:00 AM to 6:00 PM on Sunday.

Operational Noise

Non-Transportation Noise

Non-transportation related noise generators are commonly called "stationary," "fixed," "area," or "point" sources of noise. Industrial processing, mechanical equipment, pumping stations, and heating, ventilating, and air conditioning (HVAC) equipment are examples of fixed location, non-transportation noise sources.

Operational noise is evaluated based on the standards within the City's Noise Ordinance (Ontario Municipal Code, Section 5-29.04, Exterior Noise Standards) and the City's General Plan. In general, exterior noise levels within multi-family residential and commercial areas are limited to 65 dBA in the daytime, between 7:00 AM and 10:00 PM. Nighttime noise thresholds, between 10:00 PM and 7:00 AM, are limited to 50 dBA for multi-family residential uses and 60 dBA for commercial uses (refer to Table 5). These noise limits are used as significance thresholds for the impact of stationary noise sources on receptors located within the City of Ontario.

Mobile Noise

Traffic noise, including automobiles, trucks, and other motor vehicles is the most pervasive source of noise in the City of Ontario. Traffic generated noise impacts are evaluated based on standards within the

General Plan. A project will normally have a significant effect on the environment related to noise if it will substantially increase the ambient noise levels for adjoining areas. Most people can detect changes in sound levels of approximately 3 dBA under normal, quiet conditions, and changes of 1 to 3 dBA are detectable under quiet, controlled conditions. Changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is readily discernible to most people in an exterior environment. Based on this, the following thresholds of significance are used to assess traffic noise impacts at sensitive receptor locations:[10]

- Greater than 1.5 dBA increase for ambient noise environments of 65 dBA CNEL and higher;
- Greater than 3 dBA increase for ambient noise environments of 60 -64 CNEL; and
- Greater than 5 dBA increase for ambient noise environments of less than 60 dBA CNEL.

Vibration

Architectural Damage

The cities of Ontario and Chino do not have established vibration damage criteria, therefore the United States Department of Transportation Federal Transit Administration (FTA) criteria for acceptable levels of ground-borne vibration for various types of buildings is used for this analysis. Structures that amplify ground borne vibration and wood-frame buildings, such as typical residential structures, are more affected by ground vibration than heavier buildings. The level at which ground borne vibration is strong enough to cause architectural damage has not been determined conclusively. The most conservative estimates are reflected in the FTA standards shown in Table 9: Ground borne Vibration Criteria – Architectural Damage.

Table 9: Groundborne Vibration Criteria - Architectural Damage

Building Category		PPV (in/sec)
I.	Reinforced concrete, steel, or timber (no plaster)	0.5
II.	Engineered concrete and masonry (no plaster)	0.3
III.	Non-engineered timber and masonry buildings	0.2
IV.	Buildings extremely susceptible to vibration damage	0.12

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

5.2 Plans, Programs, and Policies

PPP N-1 The proposed project shall comply with City of Ontario MC Chapter 29, Exterior Noise Standards and Section 5-29.09, which limits construction activities to weekdays between the hours of 7:00 am and 6:00 pm or on Saturday or Sunday between the hours of 9:00 am and 6:00 pm.

[10] City of Ontario, The Ontario Plan 2050 Environmental Impact Report, 2022.

5.3 Methodology

Construction

Construction noise levels were based on typical noise levels generated by construction equipment published by the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA). Construction noise is assessed in dBA L_{eq}. This unit is appropriate because L_{eq} can be used to describe noise level from operation of each piece of equipment separately, and levels can be combined to represent the noise level from all equipment operating during a given period.

Construction noise modeling was conducting using the FHWA Roadway Construction Noise Model (RCNM). Reference noise levels are used to estimate operational noise levels at nearby noise-sensitive receptors based on a standard noise attenuation rate of 6 dB per doubling of distance (line-of-sight method of sound attenuation for point sources of noise). Noise level estimates do not account for the presence of intervening structures or topography, which may reduce noise levels at receptor locations. Therefore, the noise levels presented herein represent a conservative, reasonable worst-case estimate of actual temporary construction noise. The City of Ontario does not establish quantitative construction noise standards. As noted above, this analysis conservatively uses the FTA's threshold of 80 dBA (8-hour L_{eq}) for residential uses and 85 dBA (8-hour L_{eq}) for commercial/non-residential uses to evaluate construction noise impacts.

Operations

The analysis of the Without Project and With Project noise environments is based on noise prediction modeling and empirical observations. Reference noise level data are used to estimate the Project operational noise impacts from stationary sources. Noise levels are collected from field noise measurements and other published sources from similar types of activities are used to estimate noise levels expected with the Project's stationary sources. The reference noise levels are used to represent a worst-case noise environment as noise level from stationary sources can vary throughout the day. Operational noise is evaluated based on the standards within the City's Noise Ordinance and TOP. The Without Project and With Project traffic noise levels in the Project vicinity were calculated using the FHWA Highway Noise Prediction Model (FHWA-RD-77-108). The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures (walls and buildings), barriers, and topography. The noise attenuating effects of changes in elevation, topography, and intervening structures were not included in the model. Therefore, the modeling effort is considered a worst-case representation of the roadway noise. In general, a 3-dBA increase in traffic noise is barely perceptible to people, while a 5-dBA increase is readily noticeable.

Vibration

Groundborne vibration levels associated with construction-related activities for the Project were evaluated utilizing typical groundborne vibration levels associated with construction equipment, obtained from FTA published data for construction equipment. Potential groundborne vibration impacts related to building/structure damage and interference with sensitive existing operations were evaluated, considering the distance from construction activities to nearby land uses and typically applied criteria.

Construction vibration levels were calculated using the following formula:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2018.
D = the distance from the equipment to the receiver

6 POTENTIAL IMPACTS AND MITIGATION

6.1 Acoustical Impacts

Previous Significance Determination

The 2022 Final Supplemental EIR for The Ontario Plan 2050 concluded that implementation of The Ontario Plan would result in significant and unavoidable impacts relative to construction noise and vibrations. The EIR determined that development under the General Plan could generate construction noise levels in excess of 80 dBA L_{eq} and generate disturbances for prolonged periods of time at noise-sensitive receptors. **MM 12-4** would reduce potential noise impacts to the extent feasible however construction could still result in increase in noise levels above ambient conditions and exceed the 80 dBA L_{eq} threshold. However, the EIR determined that operation noise, including stationary sources and traffic noise would not result in new or a substantial increase noise. Therefore, although operational noise would not exceed City thresholds, construction noise impacts would remain significant and unavoidable impact.

The Certified EIR also determined that development of the General Plan could generate varying degrees of vibrations based on the type of construction equipment used and the distance from receptors. **MM 12-2** would reduce the potential impacts associated with construction vibration to extent feasible. However, due to the potential proximity of construction activities, the number of construction projects occurring, and the potential duration of construction activities, the EIR concluded that impacts associated with construction related vibrations would be significant and unavoidable.

The Final EIR also concluded that residents and other sensitive receptors located within the Ontario International Airport noise contour would be exposed to excessive noise levels from airport operations, and consequently indoor and exterior noise environments would be exposed to elevated noise levels from aircraft overflights. With the implementation of **MM 12-1**, impacts to future sensitive receptors from excessive airport-related noise would be reduced to interior noise levels of 45 dBA CNEL or less. However, exterior noise levels may continue to exceed noise compatibility standards for the City, therefore airport noise impacts were determined to be significant and unavoidable.

Threshold 6.1 Would the Project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction

Construction noise typically occurs intermittently and varies depending on the construction activity's nature or phase (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect noise-sensitive receptors near the construction site. The nearest sensitive receptors to the project site construction area are existing residential uses to the north and east, located adjacent to the Project property boundary. However, it is noted that construction activities would occur throughout the project site and would not be concentrated at a single point near noise-sensitive receptors.

Construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Such activities would require:

- Industrial saws, excavators, and dozers during demolition;
- Dozers and tractors during site preparation;
- Excavators, graders, dozers, and tractors during grading;
- Cranes, forklifts, generators, tractors, and welders during building construction;
- Pavers, rollers, and paving equipment during paving; and
- Air compressors during architectural coating.

Typical noise levels associated with individual construction equipment are listed in Table 10: Typical Construction Noise Levels. For safety reasons, heavy duty construction equipment and machinery are assumed to stay a minimum of 25 feet from the boundaries of occupied properties.

Table 10: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) at 50 feet from Source	Typical Noise Level (dBA) at 25 feet from Source[1]
Air Compressor	80	86
Backhoe	80	86
Compactor	82	88
Concrete Mixer	85	91
Concrete Pump	82	88
Concrete Vibrator	76	82
Crane, Mobile	83	89
Dozer	85	91
Generator	82	88
Grader	85	91
Impact Wrench	85	91
Jack Hammer	88	94
Loader	80	86
Paver	85	91
Pneumatic Tool	85	91
Pump	77	83
Roller	85	91
Saw	76	82
Scraper	85	91
Shovel	82	88
Truck	84	90

1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1+20Log(d_1/d_2)$
Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

Although the construction equipment noise levels in Table 10 are from FTA's 2018 *Transit Noise and Vibration Impact Assessment Manual*, the noise levels are based on measured data from a U.S.

Environmental Protection Agency report which uses data from the 1970s,[11] the FHWA Roadway Construction Noise Model which uses data from the early 1990s, and other measured data. Since that time, construction equipment has been required to meet more stringent emissions standards and the additional necessary exhaust systems also reduce noise from what is shown in the table.

Section 5-29.09 (Construction Activity Noise Regulations) of the City of Ontario Municipal Code restricts noise sources associated with construction activities between the hours of 7:00 AM to 6:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturday. While the City establishes limits to the hours during which construction activity may take place, it does not identify specific noise level limits for construction noise levels. The City's permitted hours of construction are required in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant impact.

Quantitative Construction Noise Assessment

However, this analysis conservatively uses the FTA's threshold of 80 dBA and 85 dBA (8-hour L_{eq}) to evaluate construction noise impacts for residential and commercial uses, respectively.[12] It should be noted that although Table 10 shows that some equipment would exceed 80 dBA at 25 feet, the FTA's noise threshold is measured over an eight hour period, meaning that a single piece equipment would need to be stationary and operating continuously for eight hours to exceed the 80 dBA threshold. In addition, standard construction provides 25 dBA of exterior-to-interior noise attenuation with windows closed and 15 dBA with windows open.[13] Therefore, it can be assumed that exterior noise levels of 94 dBA (jack hammer) would equal 69 dBA when measured from the interior with windows closed.

Following FTA's methodology for quantitative construction noise assessments, construction-generated noise levels associated with the Project were calculated using FHWA's RCNM computer program. RCNM enables the prediction of construction noise levels for a variety of construction operations based on a compilation of empirical data and the application of acoustical propagation formulas. When calculating construction noise, all construction equipment is assumed to operate simultaneously at the center of the active construction zone to represent an average distance throughout the day. See Appendix B: Noise Modeling Data for more information regarding the construction assumptions used in this analysis.

The noise levels calculated in Table 11: Project Construction Noise Levels, show estimated exterior construction noise. Construction noise would increase ambient noise in the project's vicinity. Generally, noise increases of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable. Therefore, ambient noise level increases greater than 5 dBA would be considered significant. As shown in Table 11, construction noise would lead to an increase in ambient noise levels by a maximum of 15.6 dBA. However, the combined noise level would remain below the 80 dBA construction threshold for residential uses. Thus, construction noise would be considered less than significant.

[11] U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, NTID300.1, December 31, 1971.

[12] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179, September 2018.

[13] United States Environmental Protection Agency, *Protective Noise Levels (EPA 550/9-79-100)*, 1979.

Table 11: Project Construction Noise Levels

Construction Phase	Modeled Exterior Construction Noise Level at Nearest Residence (dBA L_{eq})	Noise Threshold (dBA L_{eq}) [1]	Exceed Threshold?	Ambient Noise Level (dBA L_{eq})	Construction + Ambient Combined Noise Level (dBA L_{eq})	Exceed Threshold?
Demolition	71.5	80	No	57.2	71.7	No [4]
Site Preparation	72.7		No		72.8	No [4]
Grading	72.3		No		72.4	No [4]
Combined Building Construction and Paving [2]	71.8		No		71.9	No [4]
Combined Building Construction and Architectural Coating [3]	71.1		No		71.3	No [4]

1. Federal Transit Administration noise threshold of 80 dBA for residences.
2. Based on the construction schedule, building construction and paving activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined.
3. Based on the construction schedule, building construction and architectural coating activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined.
4. Combined Noise level remains below the 80 dBA construction noise threshold for residential uses.

Source: Federal Highway Administration, *Roadway Construction Noise Model,* 2006. Refer to Appendix B for noise modeling results.

Operations

Project implementation would create new sources of noise in the site vicinity. The mixed-use development's major noise sources including the following:

- Stationary Noise Sources - mechanical equipment (i.e., trash compactors, air conditioners, etc.);
- Parking areas (i.e., car door slamming, car radios, engine start-up, and car pass-by); and
- Off-site traffic noise

Stationary Noise Sources

The project site is located near residential properties to the north and east, while properties to the south and west are primarily commercial. The nearest sensitive receptors are located to the north and east, adjacent to the Project's property boundary. Potential stationary noise sources related to long-term operation of the project site would include mechanical equipment. Mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) typically generates noise levels of approximately 52 dBA at 50 feet[14]. At the closest sensitive receptor, approximately 160 feet away, mechanical equipment noise levels would attenuate to 41.9 dBA, which is below the City's ambient noise standards of 60 to 65 dBA for residential receptors (refer to **Error! Reference source not found.**). The ambient noise level at Sensitive Receptor 1 was measured at 57.2 dBA (refer to Table 7) and would increase by 0.1 dBA with the inclusion of the HVAC equipment. This increase would be below the 3 dBA perceptibility threshold.

[14] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, July 6, 2010.

Parking Noise

All parking would be provided on the project site with a six level above grade parking structure. Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA.[15] Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. Sound levels of speech typically range from 33 dBA at 50 feet for normal speech to 50 dBA at 50 feet for very loud speech.[16] It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L_{eq} metric, which are averaged over the entire duration of a time period. As a result, actual noise levels over time resulting from parking lot activities would be far lower than the reference levels identified above.

For the purpose of providing a conservative, quantitative estimate of the noise levels that would be generated from the vehicles entering and exiting the parking lot, the methodology recommended by FTA for the general assessment of stationary transit noise sources is used. Using the methodology, the Project's peak hourly noise level that would be generated by the on-site parking levels was estimated using the following FTA equation for a parking lot:

$$L_{eq(h)} = SEL_{ref} + 10 \log (NA/1{,}000) - 35.6$$

Where:

$L_{eq(h)}$ = hourly L_{eq} noise level at 50 feet

SEL_{ref} = reference noise level for stationary noise source represented in sound exposure level (SEL) at 50 feet

NA = number of automobiles per hour

35.6 is a constant in the formula, calculated as 10 times the logarithm of the number of seconds in an hour

Based on the peak hour trip generation rates in the Traffic Study, approximately 76 trips during the AM peak hour and 81 trips during the PM peak hour would be made to the project site each day. Using the FTA's reference noise level of 92 dBA SEL[17] at 50 feet from the noise source, the Project's highest peak hour vehicle trips would generate noise levels of approximately 45.5 dBA L_{eq} at 50 feet from the parking lot. The nearest residential property is 180 feet north of the parking structure entrance, on the opposite side of the church (currently under construction). Based strictly on distance attenuation, parking lot noise at the nearest receptor would be 34.4 dBA which is below the City's residential and residential noise standards of 65 dBA daytime and 45 dBA nighttime noise standards. The ambient noise level at Sensitive Receptor 2, which is located nearest to a parking structure entrance/exit, was measured at 52.0 dBA (refer Table 7) and would increase by 0.1 dBA with the inclusion of parking structure noise. This increase would be below the 3 dBA perceptibility threshold.

15 Kariel, H. G., *Noise in Rural Recreational Environments*, Canadian Acoustics 19(5), 3-10, 1991.

16 Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden. Noise Navigator Sound Level Database with Over 1700 Measurement Values, July 6, 2010.

17 Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

Off-Site Traffic Noise

Implementation of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Analysis, the Project Buildout would generate a total of 8,820 daily trips which would result in noise increases on Project area roadways. In general, a traffic noise increase of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable. Generally, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. Therefore, permanent increases in ambient noise levels of less than 3 dBA are considered to be less than significant.

Traffic noise levels for roadways primarily affected by the Project were calculated using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108). Traffic noise modeling was conducted for conditions With and Without the Project, based on traffic volumes from the Traffic Analysis. Table 12: Project Traffic Noise Levels identifies Project traffic-generated noise levels. Noise levels on Project area roadways under With Project conditions would range between 44.3 dBA CNEL and 66.5 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 0.2 dBA CNEL along 4th Street. Noise impacts from off-site traffic would be less than significant.

Table 12: Project Traffic Noise Levels

Roadway	Segment	Opening Year		Opening Year Plus Project		Project Change from No Build Conditions	Significant Impact?
		ADT	dBA CNEL[1]	ADT	dBA CNEL[1]		
Mountain Avenue	North of 4th Street	25,605	66.4	26,035	66.5	0.1	No
	South of 4th Street	21,715	65.7	21,845	65.7	0.0	No
4th Street	West of Mountain Avenue	7,320	58.5	7,450	58.6	0.1	No
	Mountain Avenue to Palmetto Avenue	9,106	59.4	9,366	59.6	0.2	No
	East of Palmetto Avenue	8,866	59.3	8,996	59.4	0.1	No
Palmetto Avenue	South of 4th Street	1,004	44.3	1,004	44.3	0.0	No

ADT = average daily traffic; dBA = A-weighted decibels; CNEL = community noise equivalent level

1. Traffic noise levels are at 100 feet from the roadway centerline. The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures, barriers, and topography.

Source: *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario*, prepared by Kimley-Horn and Associates, 2023. Refer to Appendix B for traffic noise modeling assumptions and results.

2022 The Ontario Plan 2050 FEIR Mitigation Measures. The FEIR includes measures to reduce potential impacts associated with the implementation of The Ontario Plan 2050. The following measures from the FEIR are applicable to the proposed Project:

MM 12-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Construction contractors shall implement the following measures for construction activities conducted in the City of Ontario. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City of Ontario Planning and Building Departments shall verify that grading, demolition, and/or

construction plans submitted include these notations prior to issuance of demolition, grading, and/or building permits.

- Construction activity is limited to the hours: Between 7:00 AM and 6:00 PM Monday through Friday and 9:00 AM to6:00 PM Saturdays and Sundays, as prescribed in Municipal Code Section 5-29.09.

- During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) wherever feasible.

- Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electronically powered whenever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.

- Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.

- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.

- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Engineering Department.

- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.

- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

- During the entire construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch of back-up alarms and replace with human spotters in compliance with all safety requirements and laws.

- Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors) as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA L_{eq}. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier and may be lined on the construction side with an acoustical blanket, curtain, or equivalent absorptive material.

Level of Significance: Less than significant impact.

Conclusion

As demonstrated in Table 11 and Table 12, implementation of the Project would not result in substantial temporary or permanent increases in ambient noise levels. Table 11 confirms that construction of the Project would not exceed construction noise thresholds. In addition, Table 12 demonstrates that operational noise levels from the Project would not exceed applicable noise standards during the Project's opening year. Noise impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Threshold 6.2 Would the Project generate excessive groundborne vibration or groundborne noise levels?

Construction Vibration

Construction can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Construction on the project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Table 13: Typical Construction Equipment Vibration Levels, lists vibration levels at 25 feet for typical construction equipment and at 5 feet, the distance from the Project boundary to the nearest existing structure (Sensitive Receptor 1). In addition, vibration levels at 23 feet, the distance from the nearest

construction area to an existing structure is also included, as heavy construction equipment would not be operated at the project boundary next to sensitive receptors. As indicated in Table 13, based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.101 in/sec PPV at 23 feet from the source of activity.

Table 13: Typical Construction Equipment Vibration Levels

Equipment	Peak Particle Velocity at 25 Feet (in/sec)	Peak Particle Velocity at 5 Feet (in/sec)[1]	Peak Particle Velocity at 23 Feet (in/sec)[1]
Large Bulldozer	0.089	0.9951	0.101
Caisson Drilling	0.089	0.9951	0.101
Loaded Trucks	0.076	0.8497	0.086
Jackhammer	0.035	0.3913	0.040
Small Bulldozer/Tractors	0.003	0.0335	0.003

1. Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$, where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance; PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2018; D = the distance from the equipment to the receiver.

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2018.

Table 13 shows that at 23 feet, the vibration velocities from construction equipment would exceed 0.101 in/sec PPV which is below the FTA's 0.20 in/sec PPV threshold for building damage. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Therefore, vibration impacts associated with Project construction would be less than significant.

Operational Vibration

Once operational, the Project would not be a significant source of groundborne vibration. Groundborne vibration surrounding the Project currently result from heavy-duty vehicular travel (e.g., refuse trucks, heavy duty trucks, delivery trucks, and transit buses) on the nearby local roadways. Operations of the proposed Project would include activities associated with residential development that typically would not cause excessive ground-borne vibrations. Due to the rapid drop-off rate of groundborne vibration and the short duration of the associated events, vehicular traffic-induced groundborne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. According to the FTA Noise and Vibration Manual, trucks rarely create vibration levels that exceed 70 VdB (equivalent to 0.012 in/sec PPV) when they are on roadways. Therefore, automobiles accessing the project site or traveling along surrounding roadways would not exceed FTA thresholds for building damage. Vibration impacts associated with Project operations would be less than significant in this regard.

2022 The Ontario Plan 2050 FEIR Mitigation Measures. The FEIR includes measures to reduce potential impacts associated with the implementation of The Ontario Plan 2050. The following measures from the FEIR are applicable to the proposed Project:

MM 12-2 Prior to issuance of a building permit, individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. Construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered

timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are exceeded.

Level of Significance: Less than significant impact.

Conclusion

As demonstrated in Table 13 and discussed above, implementation of the Project would not result in excessive groundborne vibration levels. Vibration impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

Threshold 6.3 For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

The nearest airport to the Project site is the Ontario International Airport located approximately three miles to the southeast. Therefore, the Project is not within two miles of the Ontario Airport, and it is outside the 60 CNEL noise contour. [18] Additionally, there are no private airstrips located within the Project vicinity. Therefore, the Project would not expose people working in the Project area to excessive airport related noise levels and no mitigation is required.

2022 The Ontario Plan 2050 FEIR Mitigation Measures. The FEIR includes measures to reduce potential impacts associated with the implementation of The Ontario Plan 2050. The following measures from the FEIR are applicable to the proposed Project:

MM 12-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour of the Ontario International Airport, the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State

[18] City of Ontario, *The Ontario Plan 2050*, *Safety Element, S-4 Noises Hazards. Figure S-06c Airport Noise Contours*, 2020.

Building Code and California Noise Insulation Standards (Titles 24 and 21 of the California Code of Regulations).

Level of Significance: Less than significant impact.

Conclusion

The Project site is located outside the Ontario International Airport noise contours and Project impacts are less than the significant unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impact relative to airport noise or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

6.2 Cumulative Noise Impacts

Cumulative Construction Noise

The Project's construction activities would not result in a substantial temporary increase in ambient noise levels. Construction noise would be periodic and temporary noise impacts that would cease upon completion of construction activities. The Project would contribute to other proximate construction project noise impacts if construction activities were conducted concurrently. However, based on the noise analysis above, the Project's construction-related noise impacts would be less than significant.

Construction activities at other planned and approved projects near the project site would be required to comply with applicable City rules related to noise and would take place during daytime hours on the days permitted by the applicable Municipal Code, and projects requiring discretionary City approvals would be required to evaluate construction noise impacts, comply with the City's standard conditions of approval, and implement mitigation, if necessary, to minimize noise impacts. Construction noise impacts are by nature localized. Based on the fact that noise dissipates as it travels away from its source, noise impacts would be limited to the project site and vicinity. Therefore, Project construction would not result in a cumulatively considerable contribution to significant cumulative impacts, assuming such a cumulative impact existed. Impacts in this regard are not cumulatively considerable.

Cumulative Operational Noise

Cumulative Off-Site Traffic Noise

Cumulative noise impacts describe how much noise levels are projected to increase over existing conditions with the development of the proposed Project and other foreseeable projects. Cumulative noise impacts would occur primarily as a result of increased traffic on local roadways due to buildout of the proposed Project and other projects in the vicinity. Cumulative increases in traffic noise levels were estimated by comparing the Existing and Opening Year Without Project scenarios to the Opening Year Plus Project scenario. The traffic analysis considers cumulative traffic from future growth assumed in the transportation model, as well as cumulative projects.

A project's contribution to a cumulative traffic noise increase would be considered significant when the combined effect exceeds perception level (i.e., auditory level increase) threshold. The following criteria is used to evaluate the combined and incremental effects of the cumulative noise increase.

- **Combined Effect**. The cumulative with Project noise level ("Cumulative With Project") would cause a significant cumulative impact if a 3.0 dB increase over "Existing" conditions occurs and the resulting noise level exceeds the applicable exterior standard at a sensitive use. Although there may be a significant noise increase due to the proposed Project in combination with other related projects (combined effects), it must also be demonstrated that the Project has an incremental effect. In other words, a significant portion of the noise increase must be due to the proposed Project.

- **Incremental Effects**. The "Cumulative With Project" causes a 1.0 dBA increase in noise over the "Cumulative Without Project" noise level.

A significant impact would result only if both the combined and incremental effects criteria have been exceeded. Noise by definition is a localized phenomenon and reduces as distance from the source increases. Consequently, only the proposed Project and growth due to occur in the general area would contribute to cumulative noise impacts.

Table 14: Cumulative Off-Site Traffic Noise Levels identifies the traffic noise effects along roadway segments in the Project vicinity for "Existing," "Opening Year Without Project," and "Opening Year With Project," conditions, including incremental and net cumulative impacts.

Table 14: Cumulative Off-Site Traffic Noise Levels

Roadway	Segment	Existing dBA CNEL[1]	Opening Year Without Project dBA CNEL[1]	Opening Year With Project dBA CNEL[1]	Combined Effects	Incremental Effects	Cumulatively Significant
					Difference in dBA Between Existing and Opening Year With Project	Difference in dBA Between Opening Year With and Without Project	
Mountain Avenue	North of 4th Street	65.9	66.4	66.5	0.6	0.1	No
	South of 4th Street	65.4	65.7	65.7	0.3	0.0	No
4th Street	West of Mountain Avenue	58.1	58.5	58.6	0.5	0.1	No
	Mountain Avenue to Palmetto Avenue	59.1	59.4	59.6	0.5	0.2	No
	East of Palmetto Avenue	59.0	59.3	59.4	0.4	0.1	No
Palmetto Avenue	South of 4th Street	42.1	44.3	44.3	0.2	0.0	No

ADT = average daily traffic; dBA = A-weighted decibels; CNEL = community noise equivalent level

1. Traffic noise levels are at 100 feet from the roadway centerline. The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures, barriers, and topography.

Source: *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario*, prepared by Kimley-Horn and Associates, 2023. Refer to Appendix B for traffic noise modeling assumptions and results.

A significant impact would result only if both the combined and incremental effects criteria have been exceeded, and the resultant noise level exceeds the Normally Acceptable land use compatibility noise

standard. Noise by definition is a localized phenomenon and reduces as distance from the source increases. Consequently, only the proposed Project and growth due to occur in the general area would contribute to cumulative noise impacts.

Table 14 shows that off-site traffic noise will not exceed both the combined and incremental noise thresholds used to identify cumulative impacts. As discussed above, a cumulative traffic noise impact would only occur if both the combined and incremental effects criteria are exceeded, and the resultant noise level exceeds the Normally Acceptable land use compatibility standard. Therefore, cumulative traffic impacts from the proposed Project would be less than significant.

Cumulative Stationary Noise

Stationary noise sources of the proposed Project would result in an incremental increase in non-transportation noise sources in the vicinity of the project site. However, as discussed above, operational noise caused by the proposed Project would be less than significant. Similar to the proposed Project, other planned and approved projects would be required to mitigate for stationary noise impacts at nearby sensitive receptors, if necessary. As stationary noise sources are generally localized, there is a limited potential for other projects to contribute to cumulative noise impacts.

No known past, present, or reasonably foreseeable projects would combine with the operational noise levels generated by the Project to increase noise levels above acceptable standards because each project must comply with applicable City regulations that limit operational noise. Therefore, the Project, together with other projects, would not create a significant cumulative impact, and even if there was such a significant cumulative impact, the Project would not make a cumulatively considerable contribution to significant cumulative operational noises.

Given that noise dissipates as it travels away from its source, operational noise impacts from on-site activities and other stationary sources would be limited to the project site and vicinity. Thus, cumulative operational noise impacts from related projects, in conjunction with Project specific noise impacts, would not be cumulatively significant.

Level of Significance: Less than significant impact.

Conclusion

As demonstrated in Table 14 and discussed above, implementation of the Project would not result in cumulatively significant off-site traffic noise or stationary noise. Cumulative noise impacts related to the proposed Project are less than the significant and unavoidable impacts identified in The Ontario Plan 2050 Final EIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Final EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Final EIR was certified is available that would alter the Final EIR's significance finding.

7 REFERENCES

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6. City of Ontario. 2022. Ontario Municipal Code, Chapter 29 Noise – Section 5-29.04 Exterior Noise Standards. https://codelibrary.amlegal.com/codes/ontarioca/latest/ontario_ca/0-0-0-41849
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10. Federal Highway Administration, *Noise Measurement Handbook – Final Report*, 2018.
11. Federal Highway Administration, *Roadway Construction Noise Model*, 2006.
12. Federal Highway Administration, *Roadway Construction Noise Model User's Guide Final Report*, 2006.
13. Federal Interagency Committee on Noise, *Federal Agency Review of Selected Airport Noise Analysis Issues*, 1992.
14. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2018.
15. Kimley-Horn, *Traffic Scoping Agreement for the Proposed Watermarke Ontario Project in the City of Ontario, California*, 2023
16. United States Environmental Protection Agency, *Protective Noise Levels (EPA 550/9-79-100)*, 1979.

Appendix A

Existing Ambient Noise Measurements

Noise Measurement Field Data

Project:	Ontario Watermarke project	**Job Number:**	195490001
Site No.:	1	**Date:**	7/26/2023
Analyst:	Heather Boland and Daria Young	**Time:**	12:11 PM
Location:	At the intersection of N Mountain Ave and W 4th Street, inside the parking lot		
Noise Sources:	Traffic from intersection, cars pulling into post office, construction at the NW corner of Mountain Ave and 4th Street, people walking by and talking.		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
71.4	56.4	81.1	97.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	96°
Wind (mph):	7 NE
Sky:	Clear
Bar. Pressure:	29.92"
Humidity:	27%

Photo:

Kimley»Horn

Summary

File Name on Meter	ST-.137.s
File Name on PC	LxTse_0007061-20230726 115851-ST-.137.ldbi
Serial Number	0007061
Model	SoundExpert® LxT
Firmware Version	2.404
User	
Location	
Job Description	
Note	

Measurement

Description	
Start	2023-07-26 11:58:51
Stop	2023-07-26 12:08:51
Duration	00:10:00.0
Run Time	00:10:00.0
Pause	00:00:00.0
Pre-Calibration	2023-06-20 09:26:23
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamplifier	PRMLxT1L	
Microphone Correction	FF:90 2116	
Integration Method	Linear	
OBA Range	Normal	
OBA Bandwidth	1/1 and 1/3	
OBA Frequency Weighting	A Weighting	
OBA Max Spectrum	At LMax	
Overload	122.4 dB	
	A	**C**
Under Range Peak	**78.9**	75.9
Under Range Limit	**24.2**	25.2
Noise Floor	15.1	16.1
	First	**Second**
Instrument Identification	1100 W. Town&Country Rd, #700	

Results

LAeq	71.4	dB	
LAE	99.2	dB	
EA	920.257	µPa²h	
LApk (max)	2023-07-26 12:03:18		97.0
LASmax	2023-07-26 12:07:59		81.1
LASmin	2023-07-26 12:00:02		56.4
SEA	-99.9	dB	

	Exceedance Counts	Durat
LAS > 85.0 dB	0	0.0
LAS > 115.0 dB	0	0.0
LApk > 135.0 dB	0	0.0
LApk > 137.0 dB	0	0.0
LApk > 140.0 dB	0	0.0

Community Noise	LDN	LDay 07:00-22:00
	71.4	71.4

LCeq	76.7	dB
LAeq	71.4	dB
LCeq - LAeq	5.3	dB
LAleq	72.5	dB
LAeq	71.4	dB
LAleq - LAeq	1.1	dB

	A	
	dB	Time Stamp
Leq	71.4	
LS(max)	81.1	2023/07/26 12:07:59
LS(min)	56.4	2023/07/26 12:00:02
Lpk(max)	97.0	2023/07/26 12:03:18

Overload Count	0	
Overload Duration	0.0	s
OBA Overload Count	0	
OBA Overload Duration	0.0	s

Statistics

LA 5.00	75.6	dB
LA 10.00	74.5	dB
LA 33.30	72.0	dB
LA 50.00	70.3	dB
LA 66.60	68.3	dB
LA 90.00	62.7	dB

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT1L	2023-06-20 09:26:23	-26.15

Noise Measurement Field Data

Project:	Ontario Watermarke project	**Job Number:**	195490001
Site No.:	2	**Date:**	7/26/2023
Analyst:	Heather Boland and Daria Young	**Time:**	12:30 PM
Location:	Sidewalk near southeastern entrance to parking lot.		
Noise Sources:	Cars driving into the lot, traffic on W 4th Street, people walking by and talking, and large truck exiting driveway.		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
68.5	51.8	90.3	107.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	97°
Wind (mph):	5 NE
Sky:	Clear
Bar. Pressure:	29.91"
Humidity:	27%

Photo:

Kimley»Horn

Summary

File Name on Meter	ST-.139.s
File Name on PC	LxTse_0007061-20230726 123033-ST-.139.ldbi
Serial Number	0007061
Model	SoundExpert® LxT
Firmware Version	2.404
User	
Location	
Job Description	
Note	

Measurement

Description	
Start	2023-07-26 12:30:33
Stop	2023-07-26 12:40:33
Duration	00:10:00.0
Run Time	00:10:00.0
Pause	00:00:00.0
Pre-Calibration	2023-06-20 09:26:23
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamplifier	PRMLxT1L	
Microphone Correction	FF:90 2116	
Integration Method	Linear	
OBA Range	Normal	
OBA Bandwidth	1/1 and 1/3	
OBA Frequency Weighting	A Weighting	
OBA Max Spectrum	At LMax	
Overload	122.4 dB	
	A	**C**
Under Range Peak	**78.9**	75.9
Under Range Limit	**24.2**	25.2
Noise Floor	15.1	16.1
	First	**Second**
Instrument Identification	1100 W. Town&Country Rd, #700	

Results

L_{Aeq}	68.5 dB		
LAE	96.3 dB		
EA	471.964 µPa²h		
$L_{Apk\ (max)}$	2023-07-26 12:39:20		107.0
LAS_{max}	2023-07-26 12:39:20		90.3
LAS_{min}	2023-07-26 12:36:09		51.8
SEA	-99.9 dB		

	Exceedance Counts	Durat
LAS > 85.0 dB	1	2.6
LAS > 115.0 dB	0	0.0
L_{Apk} > 135.0 dB	0	0.0
L_{Apk} > 137.0 dB	0	0.0
L_{Apk} > 140.0 dB	0	0.0

Community Noise	LDN	LDay 07:00-22:00
	68.5	68.5

L_{Ceq}	77.6 dB	
L_{Aeq}	68.5 dB	
L_{Ceq} - L_{Aeq}	9.1 dB	
L_{AIeq}	71.7 dB	
L_{Aeq}	68.5 dB	
L_{AIeq} - L_{Aeq}	3.2 dB	

	A	
	dB	**Time Stamp**
L_{eq}	68.5	
$L_{S(max)}$	90.3	2023/07/26 12:39:20
$L_{S(min)}$	51.8	2023/07/26 12:36:09
$L_{pk(max)}$	107.0	2023/07/26 12:39:20

Overload Count	0	
Overload Duration	0.0 s	
OBA Overload Count	0	
OBA Overload Duration	0.0 s	

Statistics

LA 5.00	71.7 dB	
LA 10.00	69.8 dB	
LA 33.30	65.5 dB	
LA 50.00	63.5 dB	
LA 66.60	60.8 dB	
LA 90.00	56.3 dB	

Calibration History

Preamp	Date	dB re. 1V/Pa
PRMLxT1L	2023-06-20 09:26:23	-26.15

Noise Measurement Field Data

Project:	Ontario Watermarke project	**Job Number:**	195490001
Site No.:	3	**Date:**	7/26/2023
Analyst:	Heather Boland and Daria Young	**Time:**	12:44 PM
Location:	End of W Harvard Place		
Noise Sources:	Birds, rustling leaves		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
57.2	45.6	61.8	80.1

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	97°
Wind (mph):	8 NE
Sky:	Clear
Bar. Pressure:	29.91"
Humidity:	27%

Photo:

Kimley»Horn

Summary

File Name on Meter	ST-.140.s
File Name on PC	LxTse_0007061-20230726 124431-ST-.140.ldbi
Serial Number	0007061
Model	SoundExpert® LxT
Firmware Version	2.404
User	
Location	
Job Description	
Note	

Measurement

Description	
Start	2023-07-26 12:44:31
Stop	2023-07-26 12:54:31
Duration	00:10:00.0
Run Time	00:10:00.0
Pause	00:00:00.0
Pre-Calibration	2023-06-20 09:26:23
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	A Weighting
Detector	Slow
Preamplifier	PRMLxT1L
Microphone Correction	FF:90 2116
Integration Method	Linear
OBA Range	Normal
OBA Bandwidth	1/1 and 1/3
OBA Frequency Weighting	A Weighting
OBA Max Spectrum	At LMax
Overload	122.4 dB

	A	**C**
Under Range Peak	**78.9**	75.9
Under Range Limit	**24.2**	25.2
Noise Floor	15.1	16.1

	First	**Second**
Instrument Identification	1100 W. Town&Country Rd, #700	

Results

L_{Aeq}	57.2 dB		
LAE	85.0 dB		
EA	34.987 µPa²h		
$L_{Apk\ (max)}$	2023-07-26 12:44:51		80.1
LAS_{max}	2023-07-26 12:48:30		61.8
LAS_{min}	2023-07-26 12:44:47		45.6
SEA	-99.9 dB		

	Exceedance Counts	**Durat**
LAS > 85.0 dB	0	0.0
LAS > 115.0 dB	0	0.0
L_{Apk} > 135.0 dB	0	0.0
L_{Apk} > 137.0 dB	0	0.0
L_{Apk} > 140.0 dB	0	0.0

Community Noise	**LDN**	**LDay 07:00-22:00**
	57.2	57.2

L_{Ceq}	65.7 dB	
L_{Aeq}	57.2 dB	
L_{Ceq} - L_{Aeq}	8.5 dB	
L_{AIeq}	57.7 dB	
L_{Aeq}	57.2 dB	
L_{AIeq} - L_{Aeq}	0.5 dB	

	A	
	dB	**Time Stamp**
L_{eq}	57.2	
$L_{S(max)}$	61.8	2023/07/26 12:48:30
$L_{S(min)}$	45.6	2023/07/26 12:44:47
$L_{pk(max)}$	80.1	2023/07/26 12:44:51

Overload Count	0	
Overload Duration	0.0 s	
OBA Overload Count	0	
OBA Overload Duration	0.0 s	

Statistics

LA 5.00	58.7 dB	
LA 10.00	58.3 dB	
LA 33.30	57.9 dB	
LA 50.00	57.7 dB	
LA 66.60	57.5 dB	
LA 90.00	50.6 dB	

Calibration History

Preamp	**Date**	**dB re. 1V/Pa**
PRMLxT1L	2023-06-20 09:26:23	-26.15

Noise Measurement Field Data

Project:	Ontario Watermarke project	**Job Number:**	195490001
Site No.:	4	**Date:**	7/26/2023
Analyst:	Heather Boland and Daria Young	**Time:**	12:58 PM
Location:	Sidewalk on the south side of the W Princeton street (eastbound) (10th house down)		
Noise Sources:	Cars driving by on Princeton Street		
Comments:			

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
52.0	46.3	65.4	81.7

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	94°
Wind (mph):	6 NE
Sky:	Clear
Bar. Pressure:	29.92"
Humidity:	29%

Photo:

Kimley»Horn

Summary

File Name on Meter	ST-.141.s
File Name on PC	LxTse_0007061-20230726 125853-ST-.141.ldbi
Serial Number	0007061
Model	SoundExpert® LxT
Firmware Version	2.404
User	
Location	
Job Description	
Note	

Measurement

Description	
Start	2023-07-26 12:58:53
Stop	2023-07-26 13:08:53
Duration	00:10:00.0
Run Time	00:10:00.0
Pause	00:00:00.0
Pre-Calibration	2023-06-20 09:26:23
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting
Peak Weight	A Weighting
Detector	Slow
Preamplifier	PRMLxT1L
Microphone Correction	FF:90 2116
Integration Method	Linear
OBA Range	Normal
OBA Bandwidth	1/1 and 1/3
OBA Frequency Weighting	A Weighting
OBA Max Spectrum	At LMax
Overload	122.4 dB

	A	**C**
Under Range Peak	**78.9**	75.9
Under Range Limit	**24.2**	25.2
Noise Floor	15.1	16.1

	First	**Second**
Instrument Identification	1100 W. Town&Country Rd, #700	

Results

L_{Aeq}	52.0 dB		
LAE	79.8 dB		
EA	10.566 µPa²h		
$L_{Apk\ (max)}$	2023-07-26 13:05:55		81.7
LAS_{max}	2023-07-26 13:05:55		65.4
LAS_{min}	2023-07-26 13:04:51		46.3
SEA	-99.9 dB		

	Exceedance Counts	Durat
LAS > 85.0 dB	0	0.0
LAS > 115.0 dB	0	0.0
L_{Apk} > 135.0 dB	0	0.0
L_{Apk} > 137.0 dB	0	0.0
L_{Apk} > 140.0 dB	0	0.0

Community Noise	**LDN**	**LDay 07:00-22:00**
	52.0	52.0

L_{Ceq}	65.0 dB	
L_{Aeq}	52.0 dB	
L_{Ceq} - L_{Aeq}	13.0 dB	
L_{AIeq}	53.6 dB	
L_{Aeq}	52.0 dB	
L_{AIeq} - L_{Aeq}	1.6 dB	

	A	
	dB	**Time Stamp**
L_{eq}	52.0	
$L_{S(max)}$	65.4	2023/07/26 13:05:55
$L_{S(min)}$	46.3	2023/07/26 13:04:51
$L_{pk(max)}$	81.7	2023/07/26 13:05:55

Overload Count	0	
Overload Duration	0.0 s	
OBA Overload Count	0	
OBA Overload Duration	0.0 s	

Statistics

LA 5.00	55.8 dB	
LA 10.00	53.8 dB	
LA 33.30	51.5 dB	
LA 50.00	50.7 dB	
LA 66.60	49.7 dB	
LA 90.00	48.1 dB	

Calibration History

Preamp	**Date**	**dB re. 1V/Pa**
PRMLxT1L	2023-06-20 09:26:23	-26.15

Noise Measurement Field Data

Project:	Ontario Watermarke project	**Job Number:**	195490001
Site No.:	5	**Date:**	7/26/2023
Analyst:	Heather Boland and Daria Young	**Time:**	11:58 AM
Location:	At the NE corner of the intersection of N Mountain Ave and W Princeton Street		
Noise Sources:	Cars driving down Mountain Ave		
Comments:	Please note - no wall just a shrub, had to move towards this area to avoid dog barking on the SE corner of the intersection		

Results (dBA):

Leq:	Lmin:	Lmax:	Peak:
71.4	56.4	81.1	97.0

Equipment	
Sound Level Meter:	LD SoundExpert LxT
Calibrator:	CAL200
Response Time:	Slow
Weighting:	A
Microphone Height:	5 feet

Weather	
Temp. (degrees F):	96°
Wind (mph):	6 NE
Sky:	Clear
Bar. Pressure:	29.92"
Humidity:	28%

Photo:

Kimley»Horn

Summary

File Name on Meter	ST-.137.s
File Name on PC	LxTse_0007061-20230726 115851-ST-.137.ldbi
Serial Number	0007061
Model	SoundExpert® LxT
Firmware Version	2.404
User	
Location	
Job Description	
Note	

Measurement

Description	
Start	2023-07-26 11:58:51
Stop	2023-07-26 12:08:51
Duration	00:10:00.0
Run Time	00:10:00.0
Pause	00:00:00.0
Pre-Calibration	2023-06-20 09:26:23
Post-Calibration	None
Calibration Deviation	---

Overall Settings

RMS Weight	A Weighting	
Peak Weight	A Weighting	
Detector	Slow	
Preamplifier	PRMLxT1L	
Microphone Correction	FF:90 2116	
Integration Method	Linear	
OBA Range	Normal	
OBA Bandwidth	1/1 and 1/3	
OBA Frequency Weighting	A Weighting	
OBA Max Spectrum	At LMax	
Overload	122.4 dB	
	A	**C**
Under Range Peak	**78.9**	75.9
Under Range Limit	**24.2**	25.2
Noise Floor	15.1	16.1
	First	**Second**
Instrument Identification	1100 W. Town&Country Rd, #700	

Results

LAeq	71.4 dB		
LAE	99.2 dB		
EA	920.257 µPa²h		
LApk (max)	2023-07-26 12:03:18		97.0
LASmax	2023-07-26 12:07:59		81.1
LASmin	2023-07-26 12:00:02		56.4
SEA	-99.9 dB		

	Exceedance Counts	**Durat**
LAS > 85.0 dB	0	0.0
LAS > 115.0 dB	0	0.0
LApk > 135.0 dB	0	0.0
LApk > 137.0 dB	0	0.0
LApk > 140.0 dB	0	0.0

Community Noise	**LDN**	**LDay 07:00-22:00**
	71.4	71.4

LCeq	76.7 dB	
LAeq	71.4 dB	
LCeq - LAeq	5.3 dB	
LAIeq	72.5 dB	
LAeq	71.4 dB	
LAIeq - LAeq	1.1 dB	

	A	
	dB	**Time Stamp**
Leq	71.4	
LS(max)	81.1	2023/07/26 12:07:59
LS(min)	56.4	2023/07/26 12:00:02
Lpk(max)	97.0	2023/07/26 12:03:18

Overload Count	0	
Overload Duration	0.0 s	
OBA Overload Count	0	
OBA Overload Duration	0.0 s	

Statistics

LA 5.00	75.6 dB	
LA 10.00	74.5 dB	
LA 33.30	72.0 dB	
LA 50.00	70.3 dB	
LA 66.60	68.3 dB	
LA 90.00	62.7 dB	

Calibration History

Preamp	**Date**	**dB re. 1V/Pa**
PRMLxT1L	2023-06-20 09:26:23	-26.15

Appendix B

Noise Modeling Data

FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels

Project Name: Watermarke
Project Number: 195490001
Scenario: Existing
Ldn/CNEL: CNEL

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

								Vehicle Mix		Distance from Centerline of Roadway			
				Median	ADT	Speed	Alpha	Medium	Heavy	CNEL at	Distance to Contour			
#	Roadway	Segment	Lanes	Width	Volume	(mph)	Factor	Trucks	Trucks	100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4th Street	4	10	23,130	40	0	1.0%	1.8%	65.9	-	124	393	1,242
2	Mountain	South of 4th Street	4	10	20,380	40	0	1.0%	1.8%	65.4	-	109	346	1,095
3	4th Street	West of Mountain Avenue	4	0	6,740	35	0	0.6%	0.9%	58.1	-	-	65	205
4	4th Street	Mountain Avenue to Palmetto Avenue	4	0	8,390	35	0	0.6%	0.9%	59.1	-	-	81	256
5	4th Street	East of Palmetto Avenue	4	0	8,150	35	0	0.6%	0.9%	59.0	-	-	79	248
6	Palmetto	South of 4th Street	2	0	600	25	0	0.6%	0.0%	42.1	-	-	-	-

[1] Distance is from the centerline of the roadway segment to the receptor location.
"-" = contour is located within the roadway right-of-way.

FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels

Project Name: Watermarke
Project Number: 195490001
Scenario: Opening Year
Ldn/CNEL: CNEL

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

								Vehicle Mix		Distance from Centerline of Roadway			
				Median	ADT	Speed	Alpha	Medium	Heavy	CNEL at	Distance to Contour			
#	Roadway	Segment	Lanes	Width	Volume	(mph)	Factor	Trucks	Trucks	100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4th Street	4	10	25,605	40	0	1.0%	1.8%	66.4	-	138	435	1,375
2	Mountain	South of 4th Street	4	10	21,715	40	0	1.0%	1.8%	65.7	-	117	369	1,166
3	4th Street	West of Mountain Avenue	4	0	7,320	35	0	0.6%	0.9%	58.5	-	-	71	223
4	4th Street	Mountain Avenue to Palmetto Avenue	4	0	9,106	35	0	0.6%	0.9%	59.4	-	-	88	278
5	4th Street	East of Palmetto Avenue	4	0	8,866	35	0	0.6%	0.9%	59.3	-	-	85	270
6	Palmetto	South of 4th Street	2	0	1,004	25	0	0.6%	0.0%	44.3	-	-	-	-

[1] Distance is from the centerline of the roadway segment to the receptor location.
"-" = contour is located within the roadway right-of-way.

FHWA Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise (CALVENO) Emission Levels

Project Name: Watermarke
Project Number: 195490001
Scenario: Opening Year Plus Project
Ldn/CNEL: CNEL

Assumed 24-Hour Traffic Distribution:	Day	Evening	Night
Total ADT Volumes	77.70%	12.70%	9.60%
Medium-Duty Trucks	87.43%	5.05%	7.52%
Heavy-Duty Trucks	89.10%	2.84%	8.06%

							Vehicle Mix		Distance from Centerline of Roadway				
				Median	ADT	Speed	Alpha	Medium	Heavy	CNEL at	Distance to Contour			
#	Roadway	Segment	Lanes	Width	Volume	(mph)	Factor	Trucks	Trucks	100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4th Street	4	10	26,035	40	0	1.0%	1.8%	66.5	-	140	442	1,398
2	Mountain	South of 4th Street	4	10	21,845	40	0	1.0%	1.8%	65.7	-	117	371	1,173
3	4th Street	West of Mountain Avenue	4	0	7,450	35	0	0.6%	0.9%	58.6	-	-	72	227
4	4th Street	Mountain Avenue to Palmetto Avenue	4	0	9,366	35	0	0.6%	0.9%	59.6	-	-	90	286
5	4th Street	East of Palmetto Avenue	4	0	8,996	35	0	0.6%	0.9%	59.4	-	-	87	274
6	Palmetto	South of 4th Street	2	0	1,004	25	0	0.6%	0.0%	44.3	-	-	-	-

[1] Distance is from the centerline of the roadway segment to the receptor location.
"-" = contour is located within the roadway right-of-way.

APPENDIX H – TRANSPORTATION ANALYSES

Traffic Study

for:

Watermarke Ontario Project

In the City of Ontario

July 2023

Kimley»Horn

1976

TRAFFIC STUDY
FOR THE PROPOSED
WATERMARKE ONTARIO PROJECT
IN THE CITY OF ONTARIO

Prepared by:

Kimley-Horn and Associates, Inc.
1100 Town and Country Road, Suite 700
Orange, California 92868

July 2023

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APPENDIX B: TRAFFIC COUNT DATA SHEETS
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TRAFFIC STUDY
FOR THE PROPOSED
WATERMARKE ONTARIO PROJECT
IN THE CITY OF ONTARIO

INTRODUCTION

Purpose and Study Objectives

This traffic study has been prepared to address the traffic-related effects of the proposed Watermarke Ontario project in the City of Ontario. This traffic study has been conducted in accordance with the traffic study requirements of the City of Ontario and the San Bernardino Association of Governments (SANBAG) Congestion Management Program (CMP).

This report includes a description of existing traffic conditions in the surrounding area, estimated project trip generation and distribution, future traffic growth, and an assessment of project-related effects on the transportation system. Where necessary, circulation system improvements have been identified to address project-related effects at the study locations.

Project Overview

The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street in the City of Ontario. The project site is shown in its regional setting on **Figure 1.** The proposed site is bounded by vacant and residential uses to the north, residential uses to the east, 4th Street to the south, and Mountain Avenue to the west.

The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The applicant proposes to demolish the existing uses and construct 357 multi-family dwelling units and 3,800 square feet (SF) of retail on 5.8 acres. A copy of the project site plan is provided on **Figure 2**.

Direct vehicular access provisions for the project site would consist of one main entry full-movement driveway on 4th Street and one full-movement driveway on Mountain Avenue that provides access to the parking garage for residents.

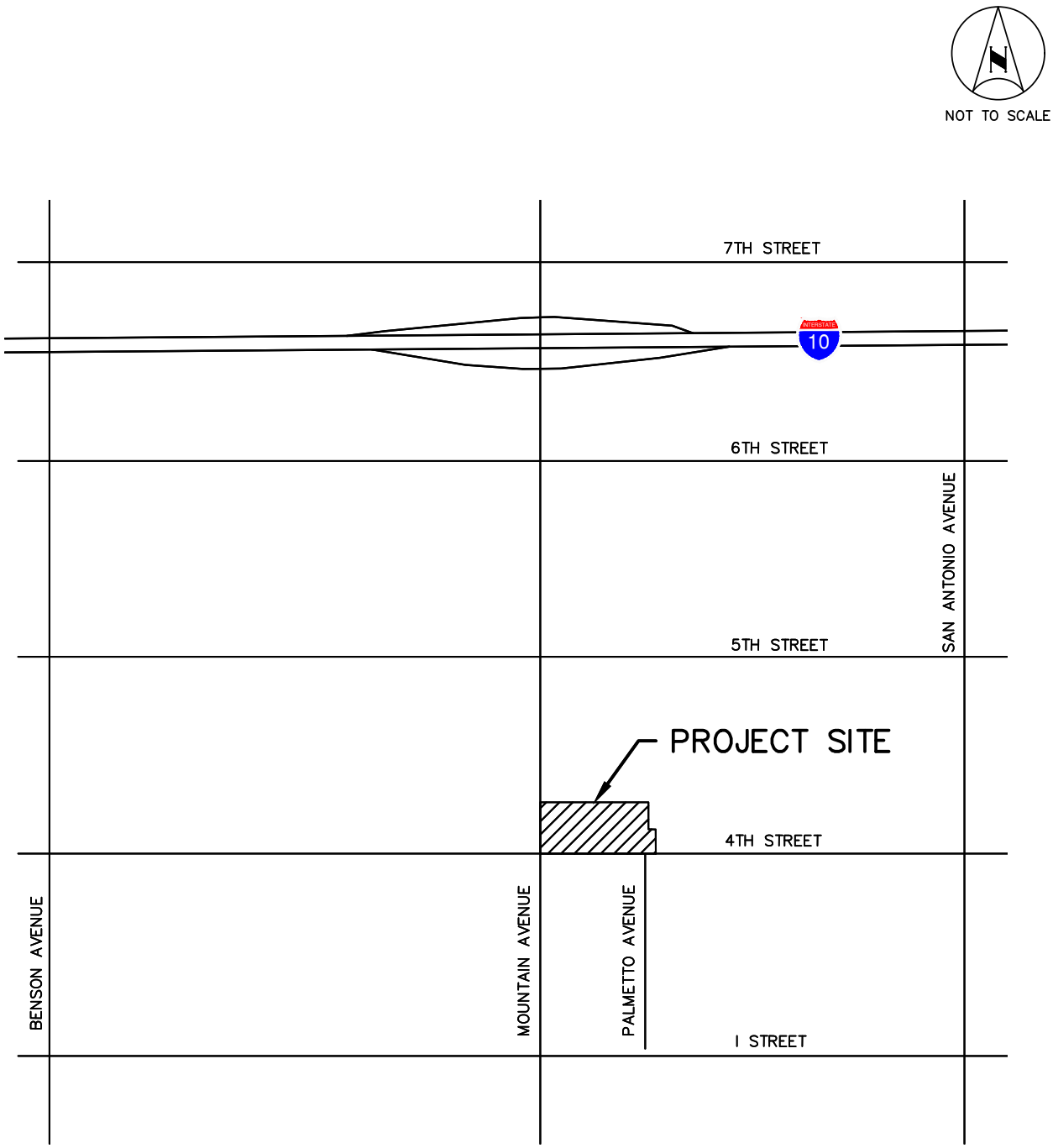


FIGURE 1
VICINITY MAP

1981

NOT TO SCALE

FIGURE 2
PROJECT SITE PLAN

ANALYSIS SCENARIOS AND METHODOLOGY

The analysis scenarios and methodology were established in consultation with City of Ontario staff through the Scoping Agreement process. A copy of the approved Scoping Agreement is provided in ***Appendix A***.

Analysis Scenarios

In accordance with the traffic study requirements of the City of Ontario, the project will be evaluated in the morning and evening peak hours for the following conditions:

- Existing Conditions
- Opening Year 2025 Cumulative (Existing Plus Ambient Growth Plus Cumulative Projects)
- Opening Year 2025 Cumulative Plus Project

Intersection Analysis – HCM Methodology

Peak hour intersection operations at the study intersections and driveways were evaluated using the methods prescribed in the Highway Capacity Manual 7th Edition (HCM), consistent with the traffic study requirements of the City of Ontario. The intersection analysis was conducted using the Vistro software program and using the input parameters specified in the San Bernardino County CMP.

For signalized intersections, the HCM methodology estimates the average delay (in average seconds per vehicle) for each of the movements through the intersection, considering a number of factors, including the number of lanes, volume of traffic, and the signal timing phasing.

For unsignalized intersections, the HCM methodology analysis determines the average total delay for each vehicle making any movement from the stop-controlled minor street, as well as left turns from the major street. Delay values are calculated based on the relationship between traffic on the major street and the availability of acceptable gaps in the traffic stream through which conflicting traffic movements can be made.

The HCM delay forecast translates to a Level of Service (LOS) designation, ranging from LOS A to LOS F. A summary of each LOS and the corresponding delay is provided in the following chart:

LEVEL OF SERVICE DEFINITIONS	
Level of Service	**Description**
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized, and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted but not objectionably so.
D	This level encompasses a zone of increasing restriction, approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially, and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED AND UNSIGNALIZED INTERSECTIONS		
Level of Service	**Signalized Intersection (Average delay per vehicle, in seconds) [1]**	**Unsignalized Intersections (Average delay per vehicle, in seconds) [2]**
A	≤ 10	0 – 10
B	> 10 – 20	> 10 – 15
C	> 20 – 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35 – 50
F	> 80	> 50

[1] Source: Highway Capacity Manual (HCM 7th Edition), Exhibit 19-8.

[2] Source: Highway Capacity Manual (HCM 7th Edition), Exhibit 20-2.

Level of Service Standards and Measure of Significance

The City of Ontario minimum LOS standards require that intersections operate at LOS D or better during the morning and evening peak hours.

If the project traffic causes operations at an intersection to go from an acceptable to an unacceptable LOS, the project would have a project-related effect at the intersection. Where necessary, recommended improvements will be identified to achieve acceptable intersection operation at deficient study intersections.

STUDY AREA

This traffic study includes documentation of existing conditions, future conditions, and identification of project-related effects at the following study locations:

Intersections:

1. Mountain Avenue at 4th Street
2. Palmetto Avenue at 4th Street

D1. Mountain Avenue at Project Driveway

D2. 4th Street at Project Driveway

The study locations were established in consultation with City of Ontario staff through the Scoping Agreement process. A copy of the approved Scoping Agreement is provided in ***Appendix A***.

AREA CONDITIONS

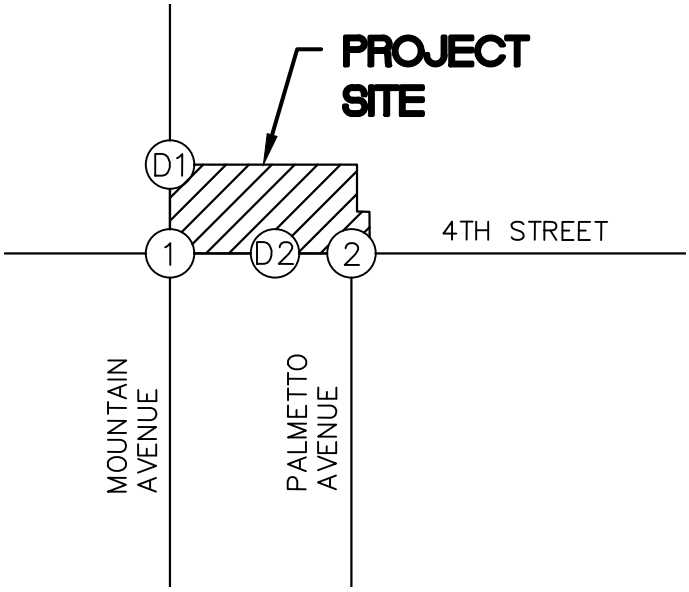
Existing Street System

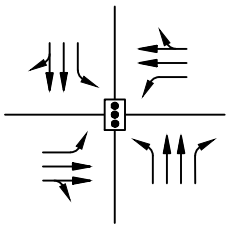
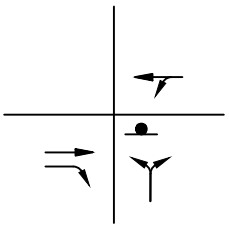
Regional access to the site is provided primarily by the Interstate 10 (I-10) Freeway and State Route 83 (SR-83) Freeway. Direct access to the project site is provided via Mountain Avenue and 4th Street.

Existing lane configurations and intersection controls at the study intersections are shown on **Figure 3**. A copy of the City of Ontario Mobility Element Roadway Classifications is provided on **Figure 4**. The following provides a description of the roadways surrounding the project site.

Mountain Avenue – Mountain Avenue is a north-south divided roadway with two lanes in each direction and a center left-turn lane within the project vicinity. On-street parking is prohibited along the roadway, and the posted speed limit is 40 miles per hour (mph). Mountain Avenue is designated as a Principal Arterial in the City of Ontario Mobility Element.

NOT TO SCALE



1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
		FUTURE INTERSECTION	FUTURE INTERSECTION

LEGEND:
- = Study Intersection
- = Turn or Through Lane
- = Signal
- = Stop Sign

FIGURE 3
EXISTING LANE CONFIGURATION
AND TRAFFIC CONTROL

1986

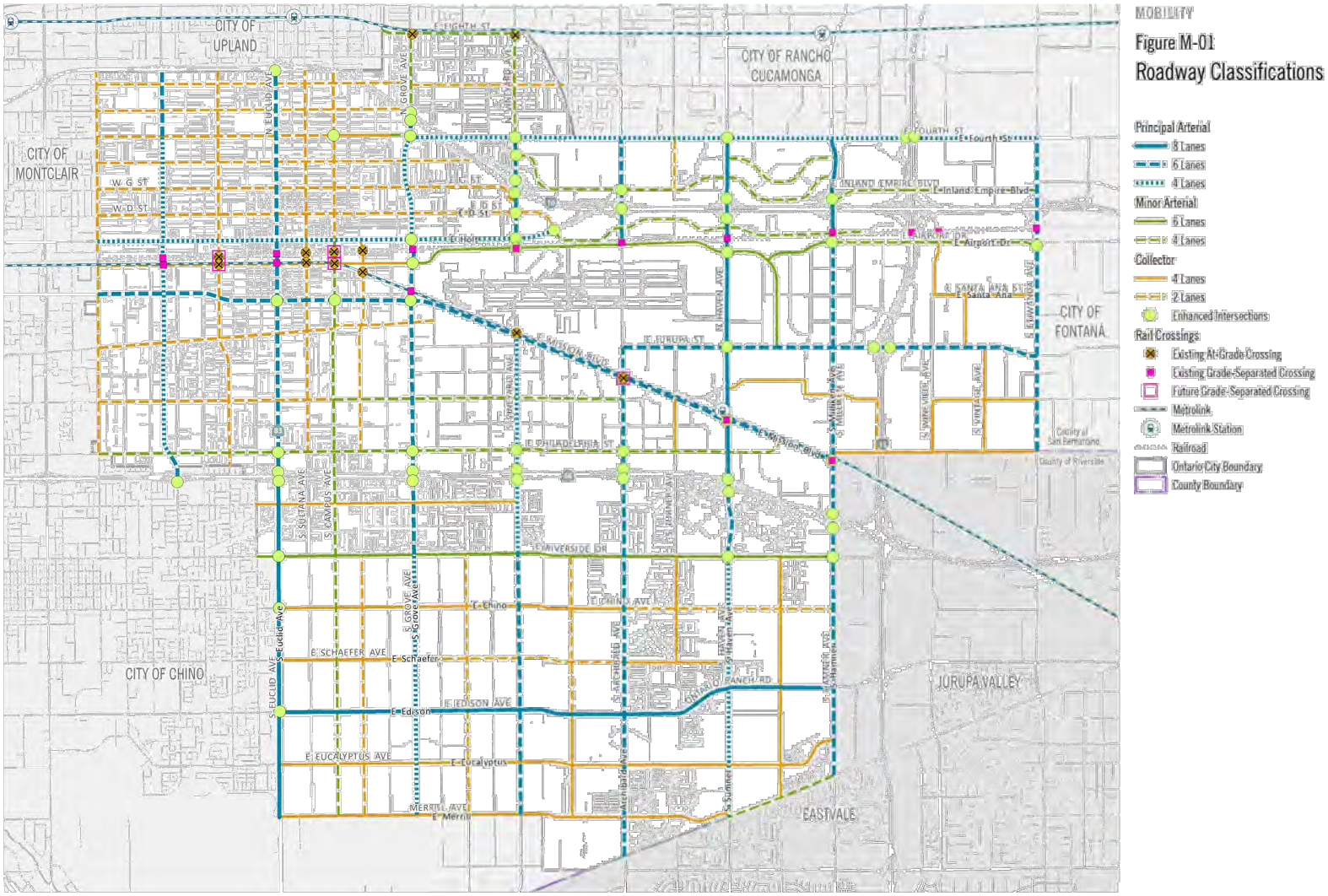


FIGURE 4
CITY OF ONTARIO MOBILITY ELEMENT
ROADWAY CLASSIFICATIONS

Palmetto Avenue – Palmetto Avenue is a north-south undivided roadway with one lane in each direction within the project vicinity. On-street parking is permitted along the roadway.

4th Street – 4th Street is an east-west divided roadway with one to two lanes in each direction and a center left-turn lane within the project vicinity. On-street parking is generally prohibited along the roadway within the project vicinity, and the posted speed limit is 35 mph. 4th Street is designated as a Collector in the City of Ontario Mobility Element within the project vicinity.

Transit Service

Transit service within the project area is provided by OmniTrans, which serves the City of Ontario and other surrounding communities. The closest bus stop in the project vicinity is located at the intersection of Mountain Avenue and 4th Street. A description of the bus route serving the project area is provided below.

Route 84 – Route 84 operates within the communities of Ontario, Chino, and Upland, traveling along Mountain Avenue. Route 84 operates on weekdays from approximately 5:45 AM to 9:00 PM with approximately 60-minute headways (the time between bus arrivals). On the weekends, Route 84 operates from approximately 6:00 AM to 7:55 PM with approximately 60-minute headways.

Existing Traffic Volumes

Existing morning peak hour and evening peak hour counts were conducted at the study intersections in May 2023.

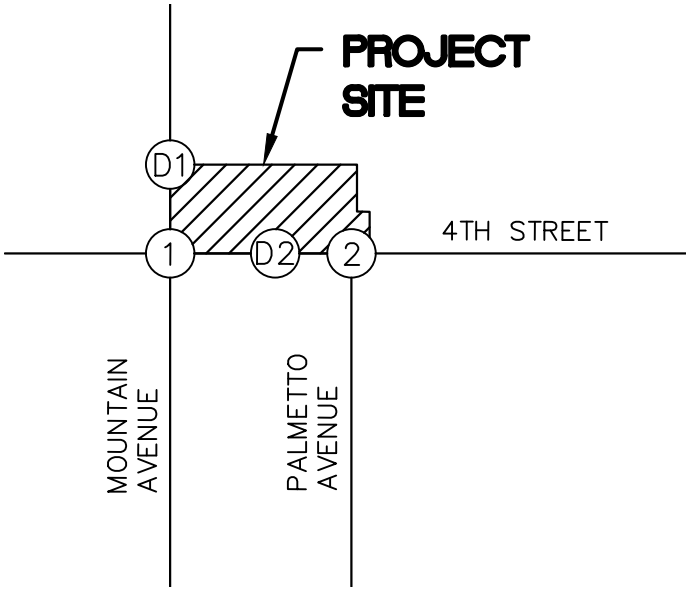
Existing morning and evening peak hour volumes are presented on **Figure 5**. Peak hour intersection traffic count worksheets are provided in ***Appendix B***.

Peak Hour Operating Conditions

Intersection LOS analysis was conducted for the morning and evening peak hours using the analysis procedures and assumptions described previously in this report. The results of the intersection analysis for Existing Conditions are shown on **Table 1**. Copies of Existing Conditions intersection analysis worksheets are provided in ***Appendix C***.

Review of this table indicates that all study intersections currently operate at an acceptable LOS.

NOT TO SCALE



1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
81/74 748/911 120/208 91/124 121/174 27/51 92/91 111/214 51/49 57/72 852/905 25/50	267/348 6/7 214/449 17/26 23/16 11/11	FUTURE INTERSECTION	FUTURE INTERSECTION

LEGEND:

Ⓧ = Study Intersection

XX/YY = AM/PM Peak Hour Turning Movement Volumes

FIGURE 5
EXISTING TRAFFIC VOLUMES

1989

TABLE 1
SUMMARY OF INTERSECTION OPERATION
EXISTING CONDITIONS

Int. #	Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
			Delay	LOS	Delay	LOS
1	Mountain Avenue at 4th Street	S	14.7	B	16.2	B
2	Palmetto Avenue at 4th Street	U	11.7	B	13.4	B

Notes:
- **Bold** values indicate intersections operating at an unacceptable Level of Service

- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

S = Signalized
U = Unsignalized

FUTURE CONDITIONS

Opening Year 2025 Cumulative

The project Opening Year (the year the project would be constructed and occupied) is anticipated to be Year 2025. An ambient growth rate of 2% per year to Opening Year 2025 was applied to existing traffic volumes. Cumulative Project traffic was also added to Opening Year 2025 volumes and is detailed below.

Cumulative Projects

In addition to ambient growth, Cumulative Project traffic volumes are added to existing traffic volumes. Information about Cumulative Projects in the area was provided by the City of Ontario and the City of Upland. Cumulative Projects consist of any project that has been approved but is not yet constructed/occupied, and projects that are in various stages of the application and approval process but have not yet been approved. A summary of Cumulative Projects in the project vicinity and the trip generation associated with each is provided on **Table 2**. The locations of the Cumulative Projects are shown on **Figure 6**.

Trip generation information for the Cumulative Projects was derived either from approved traffic studies, where available; or developed by Kimley-Horn if approved traffic studies were not available. Likewise, trip distribution and assignment for the Cumulative Projects were either derived from approved traffic studies, where available; or were developed by Kimley-Horn if approved traffic studies were not available. Project information and trip distribution assumptions for Cumulative Projects are provided in ***Appendix D***. Traffic volumes associated with Cumulative Projects were compiled for each of the study intersections and are shown on **Figure 7**.

The ambient growth and the traffic volumes from the Cumulative Projects were added to the Existing peak hour volumes to develop Opening Year 2025 Cumulative traffic forecasts. The resulting traffic volumes are shown in **Figure 8**.

Peak Hour Operating Conditions

Intersection LOS analysis was conducted for the morning and evening peak hours for the Opening Year 2025 Cumulative conditions. The results are shown on **Table 3**. Intersection analysis worksheets for this scenario are provided in ***Appendix C***.

Review of this table indicates that all study intersections would continue to operate an acceptable LOS.

TABLE 2
SUMMARY OF CUMULATIVE PROJECTS TRIP GENERATION

Proj #	Description	Location	Land Use	Quantity	Units	Trip Generation Estimates						
							AM Peak Hour			PM Peak Hour		
						Daily	In	Out	Total	In	Out	Total
City of Ontario												
1	PDEV21-009	221 North Mountain	Multifamily Housing (Low-Rise)	39	DU	263	4	12	16	13	7	20
2	PDEV21-008	SWC of Emporia and Palm Avenue	Multifamily Housing (Low-Rise)	50	DU	337	5	15	20	16	9	25
3	PDEV20-020	NEC of C Street and Euclid Avenue	Multifamily Housing (Low-Rise)	144	DU	971	14	44	58	46	27	73
			General Office Building	4.500	KSF	49	6	1	7	1	5	6
4	PDEV22-031	NEC of D Street and Euclid Avenue	Multifamily Housing (Low-Rise)	109	DU	735	10	33	43	35	21	56
			General Office Building	4.050	KSF	44	5	1	6	1	5	6
5	PDEV22-023	NEC of Laurel Avenue and D Street	Multifamily Housing (Low-Rise)	28	DU	189	3	9	12	9	5	14
6	PDEV23-001	SWC of D Street and Sultana	Fire and Rescue Station	30.996	KSF	--	--	--	--	4	11	15
7	PDEV21-021	SWC of 6th Street and Mountian	Fast-Food Restaurant w/ Drive-thru	2.370	KSF	1,108	54	52	106	41	38	79
8	PDEV20-009	549 West Holt	Multifamily Housing (Low-Rise)	59	DU	398	6	18	24	19	11	30
			General Office Building	2.500	KSF	27	3	0	3	1	3	4
9	PDEV19-002	1055 West Mission	Multifamily Housing (Low-Rise)	68	DU	458	7	21	28	22	13	35
10	PDEV19-027	SWC of State Street and San Antonio Avenue	General Light Industrial	104.078	KSF	507	68	9	77	9	58	67
City of Upland												
11	Risen Bakery and Grill	1600 W. 9th Street	Bread/Donut/Bagel Shop w/o D.T.	1.291	KSF	--	43	48	91	18	18	36
12	Commercial Office	137 E. 7th Street	General Office Building	4.000	KSF	43	5	1	6	1	5	6
13	Medical Office Building	185 E. 7th Street	Medical-Dental Office Building	3.475	KSF	125	9	2	11	4	10	14
14	Citrus Village Senior Living	895 & 911 W. Arrow Highway	Senior Adult Housing-Multifamily	160	Occ. DU	518	11	21	32	24	16	40
			Assisted Living	74	Bed	192	8	5	13	7	11	18
15	Magnolia Villas	255 E. Stowell Street	Affordable Housing	93	DU	447	10	24	34	25	18	43
16	Euclid Villas	120 N. Euclid Avenue	Senior Adult Housing-Multifamily	81	Occ. DU	262	6	11	17	12	8	20
			General Office Building	1.500	KSF	16	2	0	2	0	2	2
Total Project Trips						6,689	279	327	606	308	301	609

DU = Dwelling Unit, KSF = 1,000 square feet

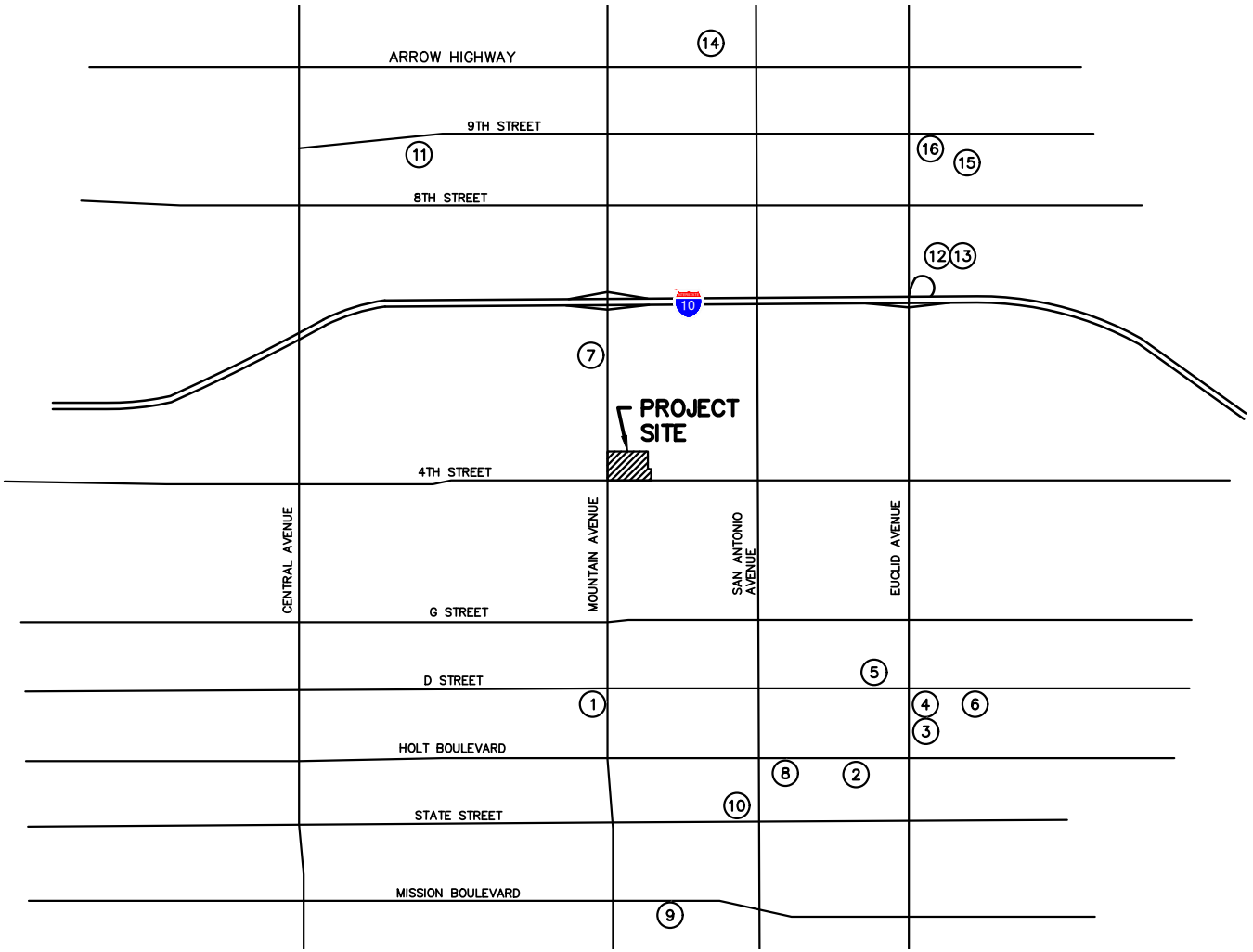


FIGURE 6
LOCATION OF CUMULATIVE PROJECTS

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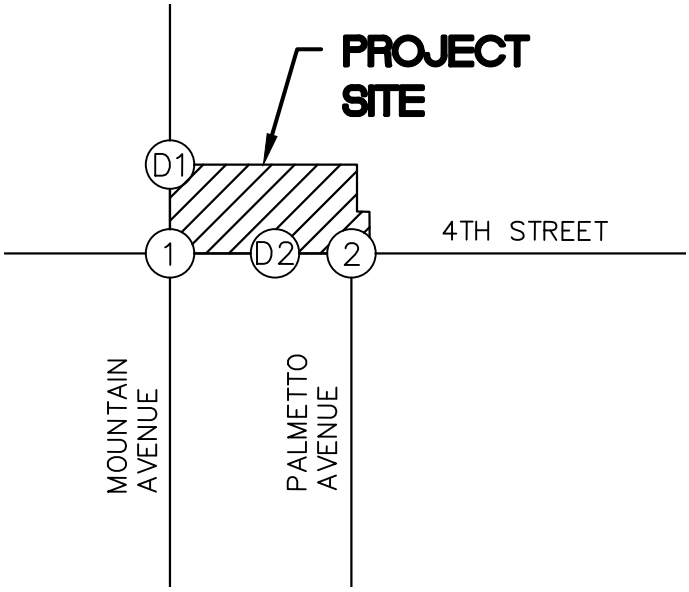


1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
5/4, 19/18, 29/32, 31/35, 4/4, 5/4, 3/4, 21/15	35/39, 32/36	53/54, 57/54	35/39, 32/36

LEGEND:

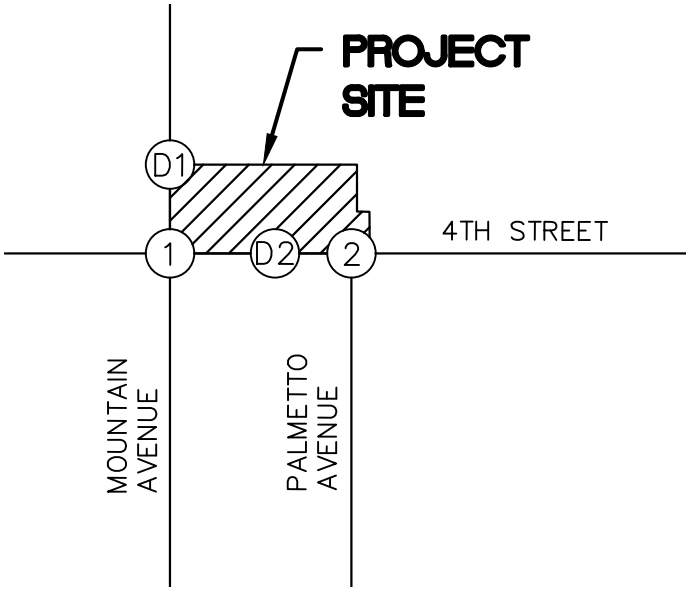
Ⓧ = Study Intersection

XX/YY = AM/PM Peak Hour Turning Movement Volumes

FIGURE 7
CUMULATIVE PROJECTS TRAFFIC VOLUMES

1994

NOT TO SCALE



1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
89/81 797/965 154/248 126/164 130/185 28/53 101/99 118/227 53/51 59/75 907/956 26/52	313/401 6/7 255/503 18/27 24/17 11/11	1040/1295 1133/1219	337/418 272/530

LEGEND:
- Ⓧ = Study Intersection
- XX/YY = AM/PM Peak Hour Turning Movement Volumes

FIGURE 8
OPENING YEAR 2025 CUMULATIVE TRAFFIC VOLUMES

1995

TABLE 3
SUMMARY OF INTERSECTION OPERATION
OPENING YEAR 2025 CUMULATIVE

Int. #	Intersection	Traffic Control	AM Peak Hour		PM Peak Hour	
			Delay	LOS	Delay	LOS
1	Mountain Avenue at 4th Street	S	16.1	B	17.8	B
2	Palmetto Avenue at 4th Street	U	12.3	B	14.3	B

Notes:
- **Bold** values indicate intersections operating at an unacceptable Level of Service

- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

S = Signalized
U = Unsignalized

PROJECT TRAFFIC

Trip Generation

Trip estimates for existing and proposed uses were calculated using the trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, (11th Edition) for Multifamily Housing (Low-Rise) (ITE Land Use 220), United States Post Office (ITE Land Use 732), and Strip Retail Plaza (<40k) (ITE Land Use 822). Pass-by reduction factors were applied to applicable uses based on the ITE Trip Generation Manual, (11th Edition).

The trip generation rates, and the resulting trip generation estimates for the proposed Watermarke Ontario project are summarized on **Table 4**. After applying existing use credits and pass-by reduction factors, the project is estimated to generate approximately 1,269 net new vehicle trips on a daily basis, 76 net new trips (4 fewer inbound and 80 outbound) in the AM peak hour, and 81 net new trips (64 inbound and 17 outbound) in the PM peak hour.

Trip Distribution and Assignment

Trip distribution assumptions for the project were based on the proximity to regional and local roadways and existing travel patterns. Trip distribution percentages at each study intersection were applied to the project trip generation to determine the project trips through each intersection. Project trip distribution for the project is shown on **Figure 9**, and project-related traffic volumes are shown on **Figure 10**.

FUTURE CONDITIONS PLUS PROJECT

Opening Year 2025 Cumulative Plus Project

Project-related traffic was added to the Opening Year 2025 Cumulative traffic volumes, and the resulting morning and evening peak hour volumes are presented on **Figure 11**.

Peak Hour Operating Conditions

Intersection LOS analysis was conducted for the morning and evening peak hours for the Opening Year 2025 Cumulative Plus Project Conditions. The results of the intersection analysis are shown on **Table 5**. Copies of intersection analysis worksheets for this scenario are provided in ***Appendix C***.

Review of this table indicates that all study intersections would continue to operate an acceptable LOS.

TABLE 4
SUMMARY OF PROJECT TRIP GENERATION
WATERMARKE ONTARIO PROJECT

Land Use	ITE Code	Unit	Trip Generation Rates [1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40k)	822	KSF	54.450	1.416	0.944	2.360	3.295	3.295	6.590
United States Post Office	732	KSF	103.940	4.306	3.974	8.280	5.717	5.493	11.210
Multifamily Housing (Low-Rise)	220	DU	6.740	0.096	0.304	0.400	0.321	0.189	0.510

Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Use									
Strip Retail Plaza (<40k)	17.1	KSF	931	24	16	40	56	56	112
Pass-by Trips (40% PM) [2]	-	40%	-44	-	-	-	-22	-22	-44
United States Post Office	4.3	KSF	447	19	17	36	25	24	49
Total Existing Trips			1,334	43	33	76	59	58	117
Proposed Use									
Multifamily Housing (Low-Rise)	357	DU	2,406	34	109	143	115	67	182
Strip Retail Plaza (<40k)	3.8	KSF	207	5	4	9	13	13	26
Pass-by Trips (40% PM) [2]	-	40%	-10	-	-	-	-5	-5	-10
Total Proposed Project Trips			2,603	39	113	152	123	75	198
Net Difference (Proposed Minus Existing)			**1,269**	**-4**	**80**	**76**	**64**	**17**	**81**

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

[2] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual - Volume 1: User's Guide and Handbook, 11th Edition

Note: The User's Guide and Handbook does not provide pass-by rates for daily trip generation. The daily pass-by trips shown are the sum of the AM and the PM peak hour pass-by trips.

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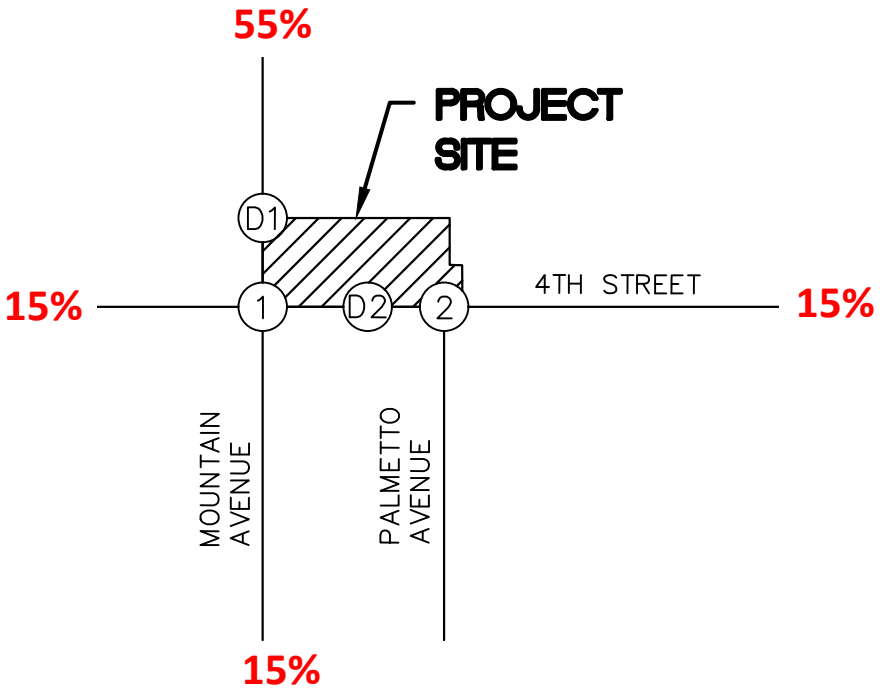

LEGEND:

Ⓧ = Study Intersection

XX% = Project Trip Distribution

FIGURE 9
PROJECT TRIP DISTRIBUTION

1999

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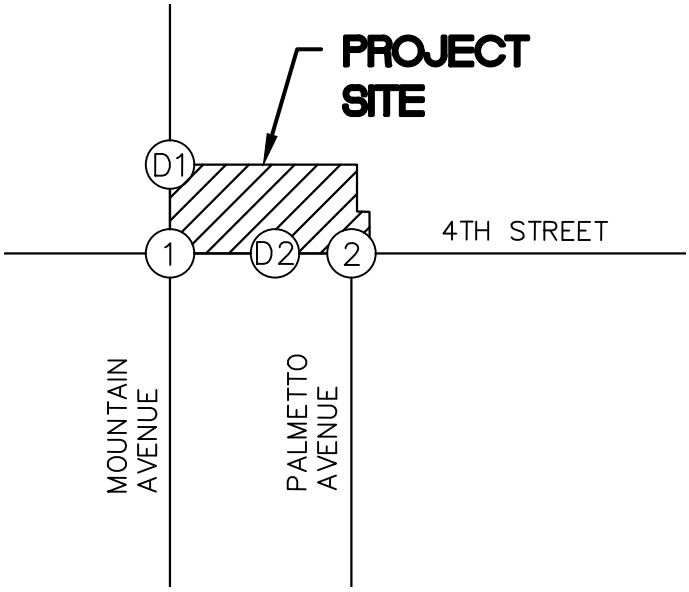


1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
←12/3 ←12/3 0/10→ 0/10↑	←0/10 12/3→	0/35↓ ↖44/8	24/6↓ 12/3↓ ↖0/10 0/20→

LEGEND:

Ⓧ = Study Intersection

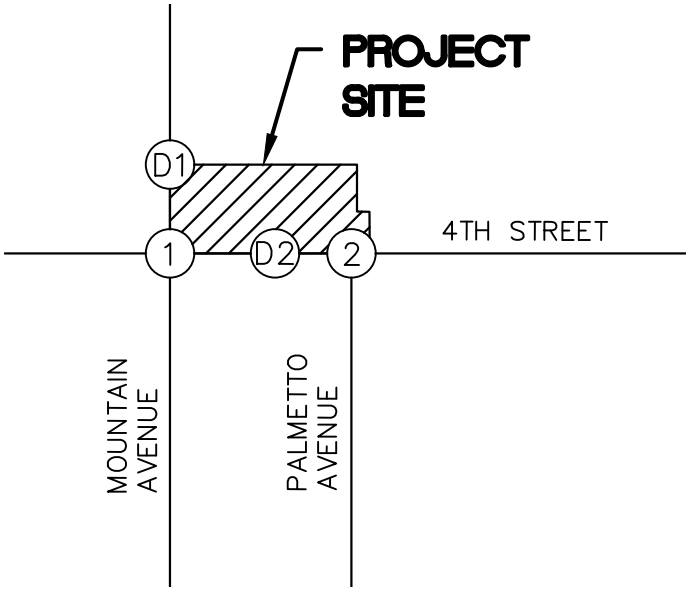
XX/YY = AM/PM Peak Hour Turning Movement Volumes

FIGURE 10
PROJECT-RELATED TRAFFIC VOLUMES

Kimley»Horn

2000

NOT TO SCALE



1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
89/81 ← 797/965 ← 154/248 → 126/164 ← 142/188 ← 40/56 101/99 → 118/237 → 53/51 ↘ ↖ 59/75 ↑ 907/956 ↗ 26/62	← 313/411 ← 6/7 267/506 → 18/27 ↘ ↖ 24/17 ↑ 11/11	1040/1295 ← 0/35 ↙ → 44/8 1133/1219 ↓	24/6 ← 12/3 ↙ → 0/10 ← 337/418 0/20 → 272/530 →

LEGEND:
- Ⓧ = Study Intersection
- XX/YY = AM/PM Peak Hour Turning Movement Volumes

FIGURE 11
OPENING YEAR 2025 CUMULATIVE PLUS PROJECT TRAFFIC VOLUMES

2001

TABLE 5
SUMMARY OF INTERSECTION OPERATION
OPENING YEAR 2025 CUMULATIVE PLUS PROJECT

Int. #	Intersection	Traffic Control	AM Peak Hour						PM Peak Hour					
			Without Project		With Project		Change In Delay	Project-Related Effect?	Without Project		With Project		Change In Delay	Project-Related Effect?
			Delay	LOS	Delay	LOS			Delay	LOS	Delay	LOS		
1	Mountain Avenue at 4th Street	S	16.1	B	16.3	B	0.2	No	17.8	B	17.9	B	0.1	No
2	Palmetto Avenue at 4th Street	U	12.3	B	12.4	B	0.1	No	14.3	B	14.4	B	0.1	No
D1	Mountain Avenue at Project Driveway	U	-	-	14.0	B	-	-	-	-	13.8	B	-	-
D2	4th Street at Project Driveway	U	-	-	12.1	B	-	-	-	-	14.0	B	-	-

Notes:
- **Bold** values indicate intersections operating at an unacceptable Level of Service
- Delay values for unsignalized intersections represent the average vehicle delay on the worst (highest delay) intersection approach.

S = Signalized
U = Unsignalized

ALL-WAY STOP WARRANT ANALYSIS

Per request from City staff, an all-way stop warrant analysis was conducted for the existing side-street stop-controlled (SSSC) intersection of Palmetto Avenue and 4th Street (intersection #2). The warrant analysis was based on the methodologies noted in Section 2B.07 of the *California Manual on Uniform Traffic Control Devices* (CA MUTCD).

4th Street is a roadway that runs in the east and west direction with one lane in each direction east of Palmetto Avenue and two lanes in each direction west of Palmetto Avenue within the project vicinity. 4th Street has a posted speed limit of 35 mph. Palmetto Avenue is a two-lane undivided roadway with no posted speed limit. The eastbound and westbound 4th Street approaches at the intersection are free-flow, while the northbound Palmetto Avenue approach at the intersection is stop-controlled.

Unlike a signal warrant analysis, formal warrants are not identified to justify the installation of an all-way stop control; rather, the CA MUTCD outlines criteria to be "considered" as part of an engineering study. The following is a brief description of the criteria considered, as outlined in the CA MUTCD.

Criterion A – Interim Traffic Control

Criterion A considers intersections where a traffic signal is justified. A 4-way stop control condition can be implemented as a temporary condition to facilitate traffic, while permanent traffic signal equipment is being constructed/installed. As permanent signal equipment is not being installed, this criterion does not apply.

Criterion Findings

As permanent signal equipment is not being installed, this criterion does not apply.

Criterion B – Crash Rate

Criterion B considers crash frequency at the studied intersection. A 4-way stop control condition shall be considered if 5 or more crashes occur at the studied intersection within a 12-month period, that can be addressed by implementing said condition. Such crashes include right-turn and left-turn collisions, as well as right-angle collisions.

Criterion Findings

Collision data was pulled from the Statewide Integrated Traffic Records System (SWITRS) for a 5-year period between January 1, 2014 and December 31, 2018. During this time period, there were three collisions reported at the intersection of Palmetto Avenue and 4th Street. The collision data indicates that Criterion B has not been met.

Criterion C – Minimum Volumes

Criterion C establishes vehicular volume thresholds for which a 4-way stop control condition shall be considered for installation. The CA MUTCD identifies 3 thresholds:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
2. The combined vehicular, pedestrian, and bicycle volume entering the intersection form the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 second per vehicle during the highest hour; but'
3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in items 1 and 2.

Criterion Findings

24-hour traffic volumes were collected in July 2023 at the existing approaches for the intersection of Palmetto Avenue at 4th Street, and the data collection worksheets are provided in ***Appendix E***. Due to the closure of schools for summer break, an adjustment factor was calculated based on a comparison of May 2023 and July 2023 traffic counts at intersection #2 (Palmetto Avenue at 4th Street). The peak hour intersection traffic count worksheets are provided in ***Appendix B***. Based on a comparison of the May 2023 and July 2023 traffic count data, an adjustment factor of 27% was applied to the 24-hour traffic volumes that were collected in July 2023. The adjusted existing hourly approach volumes are summarized on **Table 6**.

As shown in Table 6, the total major street approach volume reaches at least 300 vehicles per hour during 15 hours of the day. The total minor street approach volume does not reach at least 200 vehicles during any hour of the day. Since the minimum total volumes for the major and minor approaches are not met during at least the same 8 hours, Criterion C has not been met.

Conclusions

An all-way stop warrant analysis was conducted for the existing side-street stop-controlled (SSSC) intersection of Palmetto Avenue and 4th Street. The warrant analysis was based on the methodologies noted in Section 2B.07 of the *California Manual on Uniform Traffic Control Devices* (CA MUTCD). The warrant takes into consideration vehicular volumes and other criteria.

Table 7 summarizes if the study intersection fulfilled the criteria evaluated. The results of the analysis indicate that the unsignalized intersection of Palmetto Avenue at 4th Street does not satisfy CA MUTCD all-way stop warrant criteria A, B, and C.

TABLE 6
SUMMARY OF APPROACH VOLUMES
CRITERION C - MINIMUM VOLUMES

Time Period	Major Street Volumes (4th Street)			Minor Street Volumes (Palmetto Avenue)		Volume Thresholds Met?		
	EB Approach	WB Approach	Total	NB Approach	Total	Major Approach[1]	Minor Approach[2]	Both Approaches
12:00 AM - 1:00 AM	55	22	76	4	4	No	No	No
1:00 AM - 2:00 AM	32	8	39	3	3	No	No	No
2:00 AM - 3:00 AM	14	10	24	0	0	No	No	No
3:00 AM - 4:00 AM	18	23	41	8	8	No	No	No
4:00 AM - 5:00 AM	32	56	88	8	8	No	No	No
5:00 AM - 6:00 AM	32	75	107	13	13	No	No	No
6:00 AM - 7:00 AM	81	136	217	20	20	No	No	No
7:00 AM - 8:00 AM	117	199	**316**	29	29	**Yes**	No	No
8:00 AM - 9:00 AM	177	265	**442**	41	41	**Yes**	No	No
9:00 AM - 10:00 AM	229	268	**497**	24	24	**Yes**	No	No
10:00 AM - 11:00 AM	281	300	**580**	25	25	**Yes**	No	No
11:00 AM - 12:00 PM	320	309	**629**	33	33	**Yes**	No	No
12:00 PM - 1:00 PM	339	340	**679**	25	25	**Yes**	No	No
1:00 PM - 2:00 PM	418	345	**763**	37	37	**Yes**	No	No
2:00 PM - 3:00 PM	396	279	**676**	28	28	**Yes**	No	No
3:00 PM - 4:00 PM	408	357	**765**	29	29	**Yes**	No	No
4:00 PM - 5:00 PM	511	366	**876**	30	30	**Yes**	No	No
5:00 PM - 6:00 PM	545	391	**936**	32	32	**Yes**	No	No
6:00 PM - 7:00 PM	471	324	**795**	27	27	**Yes**	No	No
7:00 PM - 8:00 PM	441	281	**721**	33	33	**Yes**	No	No
8:00 PM - 9:00 PM	348	216	**564**	25	25	**Yes**	No	No
9:00 PM - 10:00 PM	262	136	**398**	14	14	**Yes**	No	No
10:00 PM - 11:00 PM	193	85	278	5	5	No	No	No
11:00 PM - 12:00 AM	110	46	156	1	1	No	No	No

Notes:
- **Bold** values indicate when certain thresholds are met.

[1] The total major approach volume is at least 300 vehicles per hour.

[2] The total minor approach volume is at least 200 vehicles per hour.

Table 7 – Summary of All-Way Stop Warrants

Criteria	Criteria Satisfied?
Criterion A – Interim Traffic Control	N/A
Criterion B – Crash Rate	Not Satisfied
Criterion C – Minimum Volumes	Not Satisfied

RECOMMENDED IMPROVEMENTS

Based on the LOS standards and criteria noted earlier in the report (see page 6), no improvements are required for the project.

SITE ACCESS

Vehicular access for the project site would be provided via one main entry full-movement driveway on 4th Street and one full-movement driveway on Mountain Avenue that provides access to the parking garage for residents.

Trucks would enter the project site on Mountain Avenue. The turn radius for trucks entering the site on Mountain Avenue is shown on a truck turning diagram provided in ***Appendix F***.

STORAGE CAPACITY AT LEFT-TURN POCKETS

Queue lengths at the left-turn pockets were assessed at the following locations:

- Mountain Avenue at 4th Street
  - Westbound Left Turn

- 4th Street at Project Driveway
  - Eastbound Left Turn

A summary of the left-turn pocket storage capacity, as well as 95th percentile queue lengths at the locations noted above are summarized on **Table 8**. The table shows that all left-turn pockets would have adequate storage capacity for 95th percentile queues under Existing, Opening Year 2025 Cumulative, and Opening Year 2025 Cumulative Plus Project conditions.

The left-turn pocket capacities are provided in the intersection analysis worksheets in ***Appendix C*** of this report.

TABLE 8
SUMMARY OF LEFT-TURN POCKET STORAGE CAPACITY
WATERMARKE ONTARIO PROJECT

Intersection	Movement	Storage Capacity (ft/ln)	Peak Hour	Queue Length (ft/ln)		
				Existing	Opening Year 2025 Cumulative	Opening Year 2025 Cumulative Plus Project
				95th Percentile	95th Percentile	95th Percentile
Mountain Avenue at 4th Street	WBL	130	AM	27	27	39
			PM	49	49	52
4th Street at Project Driveway	EBL	150	AM	-	-	0
			PM	-	-	1

REQUIRED PARKING

The City of Ontario Development Code has established regulations regarding minimum parking requirements for all development sites, based on the type of land use. The City's parking requirements for the proposed uses on the site, as indicated in Section 9-1.3010 of the City of Ontario Development Code, are as follows:

Multi-Family Dwellings

- Studio Unit: 1.5 parking spaces per unit
- One Bedroom Unit: 1.75 parking spaces per unit
- Two Bedroom Unit: 2 parking spaces per unit

Retail

- 1 parking space for each 250 square feet of gross floor area

A summary of the City's parking requirements for the project site is provided on **Table 9**. Per the parking requirements noted above, the proposed parking requirement for the project site is 655 parking spaces. The site will provide 657 parking spaces, resulting in a surplus of 2 parking spaces, compared to City code.

TABLE 9
SUMMARY OF PARKING REQUIREMENTS

Building / Use	Unit	Quantity/ Capacity	Parking Code [1]	Required Parking
Multi-Family Dwellings (Studio Unit)	Rooms	47	1.5	71
Multi-Family Dwellings (One Bedroom Unit)	Rooms	202	1.75	354
Multi-Family Dwellings (Two Bedroom Unit)	Rooms	107	2.0	214
Retail	SF	3,800	0.004	16
			TOTAL Parking Required	655
			TOTAL Parking Provided	657
			Parking Surplus	2

[1] Source: City of Ontario Development Code, Section 9-1.3010

VEHICLE MILES TRAVELED (VMT) ANALYSIS

Senate Bill 743 (SB 743) was approved by California legislature in September 2013. SB 743 requires changes to California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "Level of Service" (LOS) for evaluating transportation projects. OPR has prepared a technical advisory ("OPR Technical Advisory") for evaluating transportation impacts in CEQA and has recommended that Vehicle Miles Traveled (VMT) replace LOS as the primary measure of transportation impacts. The Natural Resources Agency has adopted updates to CEQA Guidelines to incorporate SB 743 that requires VMT for the purposes of determining a significant transportation impact under CEQA.

The City of Ontario's *Resolution adopting Vehicle Miles Traveled Thresholds* (June 2020) provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed level analysis. Screening thresholds are broken down into the following criteria:

1. Transit Priority Area (TPA) Screening
2. Low VMT Area Screening
3. Low Trip Generating Uses
4. Project Type Screening by Land Use Type

Land development projects that meet one or more of the above screening thresholds may be presumed to create a less-than-significant impact on transportation and circulation. The screening thresholds were reviewed and evaluated for this project.

Transit Priority Area (TPA) Screening

Projects located within a TPA may be presumed to have a less-than-significant impact. A TPA is defined as a half-mile area around an existing major transit stop of an existing stop along a high-quality transit corridor. 'Major transit stop' means a site containing an existing rail station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and evening peak commute periods. A 'high-quality transit corridor' means a corridor with a fixed route bus service with service intervals no longer than 15 minutes during the peak commute hours.

Based on the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool, the project is not located within a TPA.

The TPA Screening criteria is not met.

Low VMT Area Screening

Projects located within a low VMT generating area (<-15% below County Baseline) may be presumed to have a less-than-significant impact. Based on the SBCTA VMT Screening Tool, the project is located in a Low VMT Area. The SBCTA VMT Screening Tool results are provided in the Approved Scoping Agreement in ***Appendix A***.

The Low VMT Area Screening criteria is met.

Low Trip Generating Uses

A project generating less than 110 Average Daily Trips (ADT) is presumed to have a less-than-significant impact based on the City's guidelines. As mentioned previously, the project is estimated to generate 1,269 net new daily trips. Therefore, the project would not screen out under Low Trip Generating Uses.

The Low Trip Generating Uses Screening threshold is not met.

Project Type Screening

Projects which serve the local community and have the potential to reduce VMT should not be required to complete a VMT assessment. These projects are noted below:

- Local-Serving Retail less than 50,000 SF
- Local-Serving K-12 Schools
- Local Parks
- Day Care Centers
- Local-Serving Gas Stations
- Local-Serving Banks
- Local-Serving Hotels
- Student Housing Projects
- Local Serving Community Colleges
- Projects generating less than 110 daily vehicle trips

The Project Type Screening criteria is not met.

Based on review of the VMT screening criteria, the project meets the Low VMT Area Screening threshold. Therefore, the project would result in a less-than-significant transportation impact, and no additional VMT analysis is required.

SUMMARY OF FINDINGS AND CONCLUSIONS

- The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street in the City of Ontario.

- The project proposes to demolish the existing uses and construct 357 multi-family dwelling units and 3,800 SF of retail on 5.8 acres.

- Vehicular access for the project site would be provided via one main entry full-movement driveway on 4th Street and one full-movement driveway on Mountain Avenue that provides access to the parking garage for residents.

- Under Existing Conditions, all study intersections currently operate at an acceptable LOS.

- Under Opening Year 2025 Cumulative conditions, all study intersections would continue to operate at an acceptable LOS.

- The project is estimated to generate approximately 1,269 net new daily trips with 76 net new trips in the AM peak hour and 81 net new trips in the PM peak hour.

- Under Opening Year 2025 Cumulative Plus Project conditions, all study intersections would continue to operate at an acceptable LOS.

- An all-way stop warrant analysis was conducted for the existing side-street stop-controlled intersection of Palmetto Avenue and 4th Street. The results of the analysis indicate that the unsignalized intersection of Palmetto Avenue at 4th Street does not satisfy CA MUTCD all-way stop warrant criteria A, B, and C.

- Per the City's parking requirements, the proposed parking requirement for the project site is 655 parking spaces. The site will provide 657 parking spaces, resulting in a surplus of 2 parking spaces, compared to City code.

- Based on review of the VMT screening criteria, the project meets the Low VMT Area Screening threshold. Therefore, the project would result in a less-than-significant transportation impact, and no additional VMT analysis is required.

APPENDIX A

APPROVED SCOPING AGREEMENT

From: Jaime Maciel-Carrera <JMCarrera@ontarioca.gov>
Sent: Wednesday, May 10, 2023 11:43 AM
To: FyneNsofor, John <John.FyneNsofor@kimley-horn.com>
Cc: Thomas Grahn <TGrahn@ontarioca.gov>; Burnett, Candyce <Candyce.Burnett@kimley-horn.com>; Jonny Schneider (jonny@wpipm.com) <jonny@wpipm.com>; Jay Bautista <JBautista@ontarioca.gov>; Diego Tapia <DTapia@ontarioca.gov>; Nathan Kuan <NKuan@ontarioca.gov>
Subject: RE:

Good Morning John,

We've reviewed the updated scoping agreement and would like to approve it as noted with the following minor comments:

1) We'd like the "Specific Issues" section updated to evaluate the left turn queuing on Fourth Street at Mountain Avenue and the proposed driveway to determine if there will be any conflicts between westbound left turn queues at Mountain and eastbound left turn queues at the driveway. We want to confirm that there is adequate left turn stacking available in both directions.

2) The VMT screening threshold used must be Below County Baseline (-15%). Also please confirm the project opening year as 2023. Please update the VMT screening screenshot on the formal submittal.

Please proceed with preparation of the analyses based on the comments above.

Thanks,

Jaime Maciel-Carrera, T.E.
Senior Associate Engineer
City of Ontario
909-395-2151

From: FyneNsofor, John <John.FyneNsofor@kimley-horn.com>
Sent: Friday, May 5, 2023 2:07 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Burnett, Candyce <Candyce.Burnett@kimley-horn.com>; Jonny Schneider (jonny@wpipm.com) <jonny@wpipm.com>; Jaime Maciel-Carrera <JMCarrera@ontarioca.gov>
Subject: RE:

Good afternoon Tom,

Please see the attached traffic scoping agreement. It has been revised based on comments provided by the City. Please let me know if you have any questions or comments.

Kimley»Horn

MEMORANDUM

To: Jonny Schneider
Watermarke Properties

From: Trevor Briggs, P.E. (C87664)
Kimley-Horn and Associates, Inc.

Date: May 12, 2023

Subject: ***Traffic Scoping Agreement for the Proposed Watermarke Ontario Project in the City of Ontario, California***

Kimley-Horn and Associates, Inc. is submitting this Traffic Scoping Agreement to the City of Ontario regarding the traffic study scope and assumptions for the proposed Watermarke Ontario project located in the City of Ontario, California. The proposed traffic scope and assumptions for the project are presented below.

PROJECT DESCRIPTION

The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street. The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The applicant proposes to demolish the existing uses and construct 357 multi-family dwelling units and 3,800 square feet (SF) of retail on 5.8 acres. The project is shown in its local setting on **Figure 1**. A copy of the project site plan is shown on **Figure 2**.

Access to the project site would be provided via one main entry full-movement driveway on 4th Street and one full-movement driveway on Mountain Avenue that provides access to the parking garage for residents. Each project driveway would be unsignalized.

SCOPE OF STUDY

Project Trip Generation

Trip estimates for existing and proposed uses were calculated using the trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, (11th Edition) for Multifamily Housing (Low-Rise) (ITE Land Use 220), United States Post Office (ITE Land Use 732), and Strip Retail Plaza (<40k) (ITE Land Use 822). Pass-by reduction factors were applied to applicable uses based on the ITE Trip Generation Manual, (11th Edition).

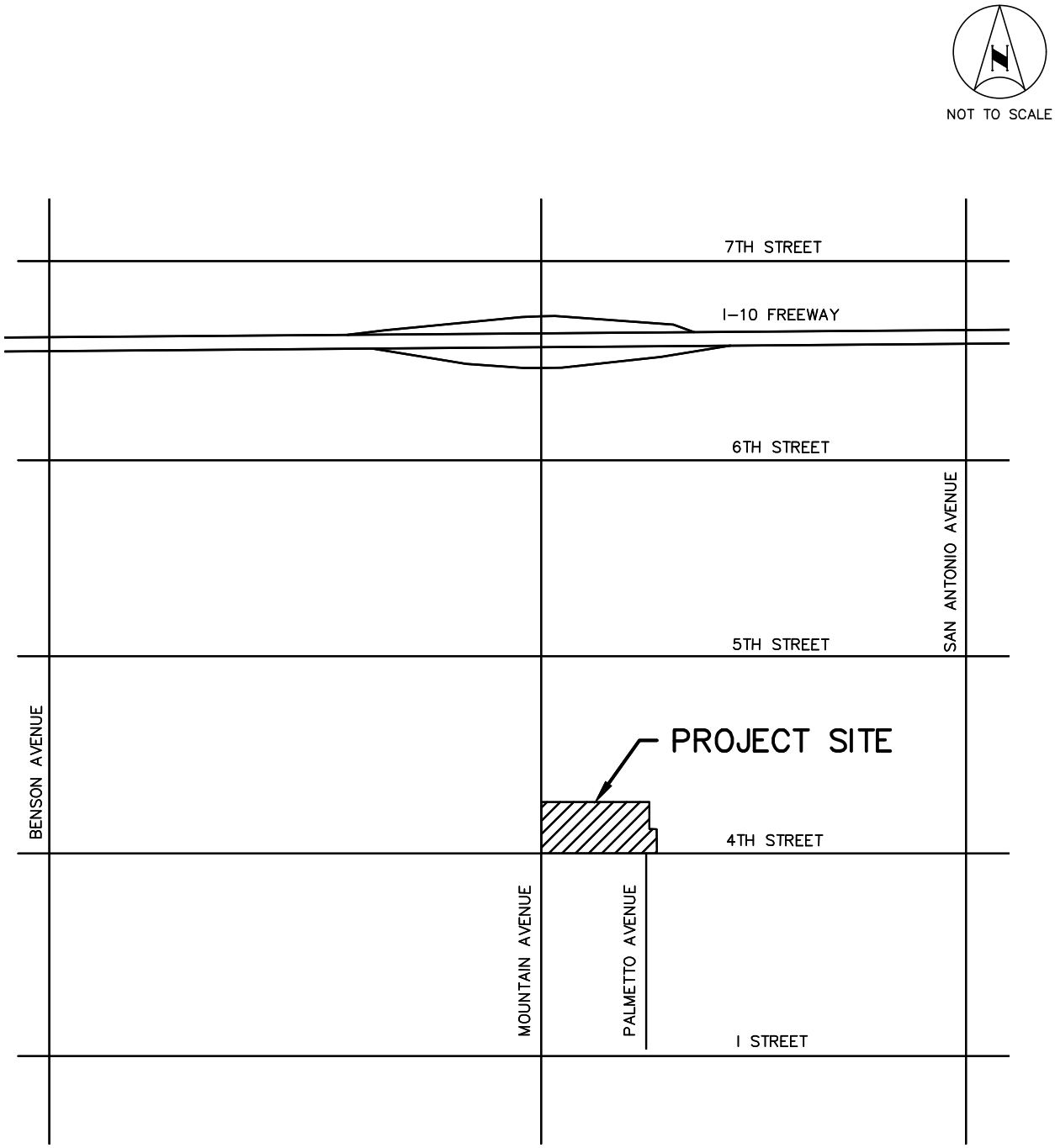


FIGURE 1
VICINITY MAP

NOT TO SCALE

PROJECT DRIVEWAY

FIGURE 2
PROJECT SITE PLAN

Kimley»Horn

Trip generation rates and the resulting trip generation estimates for the existing and proposed uses are summarized on **Table 1**. The project is estimated to generate approximately 1,269 net new trips on a daily basis, with 76 net new trips (4 fewer inbound and 80 outbound) in the AM peak hour, and 81 net new trips (64 inbound and 17 outbound) in the PM peak hour.

Project Trip Distribution

Project distribution assumptions were developed based on existing travel patterns, and the likely origins and destinations of the proposed project. Trip distribution assumptions are shown on **Figure 3**.

Study Area

A Level of Service (LOS) analysis will be conducted at the following study intersections (see **Figure 3**):

1. Mountain Avenue at 4th Street
2. Palmetto Avenue at 4th Street

D1. Mountain Avenue at Project Driveway
D2. 4th Street at Project Driveway

Study Scenarios

- Existing Conditions
- Opening Year 2025 (Existing + Ambient Growth + Cumulative Projects)
- Opening Year 2025 Plus Project

A 2.0% annual ambient growth rate will be applied to the existing traffic counts up to Opening Year 2025.

Specific Issues

Per request from City staff, the following specific issues will be analyzed as part of the traffic study:

- An All-Way Stop Warrant analysis at the intersection of Palmetto Avenue at 4th Street.
- A truck turning template for trucks turning into the project site on 4th Street.
- A Queuing Analysis at the following intersections:
    - Westbound Left-Turn at the intersection of Mountain Avenue at 4th Street
    - Eastbound Left-Turn at the intersection of 4th Street at Project Driveway

TABLE 1
SUMMARY OF PROJECT TRIP GENERATION
WATERMARKE ONTARIO PROJECT

Land Use	ITE Code	Unit	Trip Generation Rates [1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Strip Retail Plaza (<40k)	822	KSF	54.450	1.416	0.944	2.360	3.295	3.295	6.590
United States Post Office	732	KSF	103.940	4.306	3.974	8.280	5.717	5.493	11.210
Multifamily Housing (Low-Rise)	220	DU	6.740	0.096	0.304	0.400	0.321	0.189	0.510

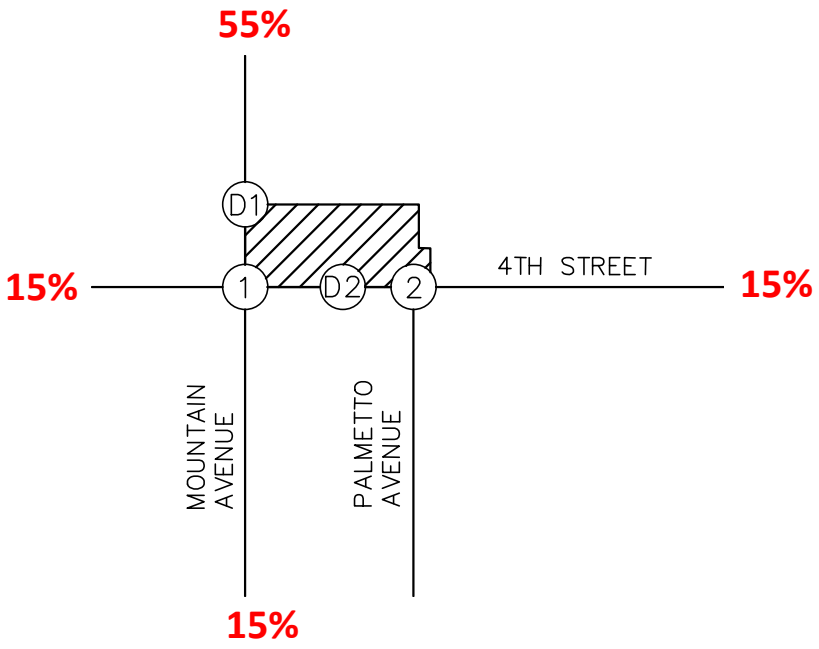
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Use									
Strip Retail Plaza (<40k)	17.1	KSF	931	24	16	40	56	56	112
Pass-by Trips (40% PM) [2]	-	40%	-44	-	-	-	-22	-22	-44
United States Post Office	4.3	KSF	447	19	17	36	25	24	49
Total Existing Trips			1,334	43	33	76	59	58	117
Proposed Use									
Multifamily Housing (Low-Rise)	357	DU	2,406	34	109	143	115	67	182
Strip Retail Plaza (<40k)	3.8	KSF	207	5	4	9	13	13	26
Pass-by Trips (40% PM) [2]	-	40%	-10	-	-	-	-5	-5	-10
Total Proposed Project Trips			2,603	39	113	152	123	75	198
Net Difference (Proposed Minus Existing)			**1,269**	**-4**	**80**	**76**	**64**	**17**	**81**

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

[2] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual - Volume 1: User's Guide and Handbook, 11th Edition

Note: The User's Guide and Handbook does not provide pass-by rates for daily trip generation. The daily pass-by trips shown are the sum of the AM and the PM peak hour pass-by trips.

NOT TO SCALE



– Project Site

(#) – Study Intersection

XX% – Trip Distribution

Study Intersections

1. Mountain Avenue at 4th Street
2. Palmetto Avenue at 4th Street
D1. Mountain Avenue at Project Driveway
D2. 4th Street at Project Driveway

FIGURE 3
STUDY AREA

Kimley»Horn

2020

VEHICLE MILES TRAVELED (VMT) SCREENING

The City of Ontario *Resolution adopting Vehicle Miles Traveled Thresholds* (June 2020) provides details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three steps:

1. Transit Priority Area (TPA) Screening
2. Low VMT Area Screening
3. Low Trip Generating Uses
4. Project Type Screening by Land Use Type

Transit Priority Area (TPA) Screening

A project located within a TPA as determined by the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool would be considered to have a less-than-significant transportation impact. Based on the SBCTA VMT Screening Tool results, the proposed project is not located within a TPA.

The TPA Screening threshold is not met.

Low VMT Area Screening

A project located within a low VMT generating area as determined by the City's guidelines and the SBCTA VMT Screening Tool would be considered to have a less-than-significant transportation impact. Based on the SBCTA VMT Screening Tool results (see **Attachment A**), the proposed project is located within a low VMT area (<-15% below County Baseline).

The Low VMT Area Screening threshold is met.

Low Trip Generating Uses

A project generating less than 110 Average Daily Trips (ADT) is presumed to have a less-than-significant impact based on the City's guidelines. As mentioned previously, the project is estimated to generate 1,269 net new daily trips. Therefore, the project would not screen out under Low Trip Generating Uses.

The Low Trip Generating Uses Screening threshold is not met.

Project Type Screening by Land Use Type

Some project types have been identified as having the presumption of a less-than-significant impact. These projects include residential projects within a high-quality transit corridor, local serving retail less than 50,000 square feet, certain transportation projects that do not add vehicle capacity, local serving K–12 public schools, local/neighborhood parks, childcare facilities, affordable housing, community institutions, senior housing facilities and non-destination small hotels. Based on the City's guidelines, the proposed project would not screen out of VMT based on Project Type.

The Project Type Screening threshold is not met.

TRAFFIC CONSISTENCY WITH THE ONTARIO PLAN (TOP) EIR

The project site is located within The Ontario Plan (TOP) area in the City of Ontario. The Environmental Impact Report (EIR) for The Ontario Plan was approved in January 2010 and later amended in August 2022. The approved EIR serves as an environmental review for the economic mix-used development of approximately 50 square miles of retail, office, and civic uses in the City of Ontario. The entire 32,022-acre area was included in the environmental documentation for The Ontario Plan.

Level of Service was the applicable threshold when the City certified the VGMP EIR. The mandate requiring lead agencies to use VMT as a threshold for evaluating traffic impacts was adopted in 2018 and effective in 2020. It does not constitute as "new information" requiring additional environmental review nor does it affect the assessment of project environmental impacts or mitigation measures compared to those analyzed in the VGMP EIR.

In the TOP, the project site is zoned as a Mixed-Use Neighborhood Activity Hub (MU-NH) for the Neighborhood Center of Mountain Avenue and 4th Street. The TOP allows for a mixture of retail and residential uses within a density of 20 to 75 dwelling units per acre and 1.0 Floor Area Ratio (FAR) for retail.

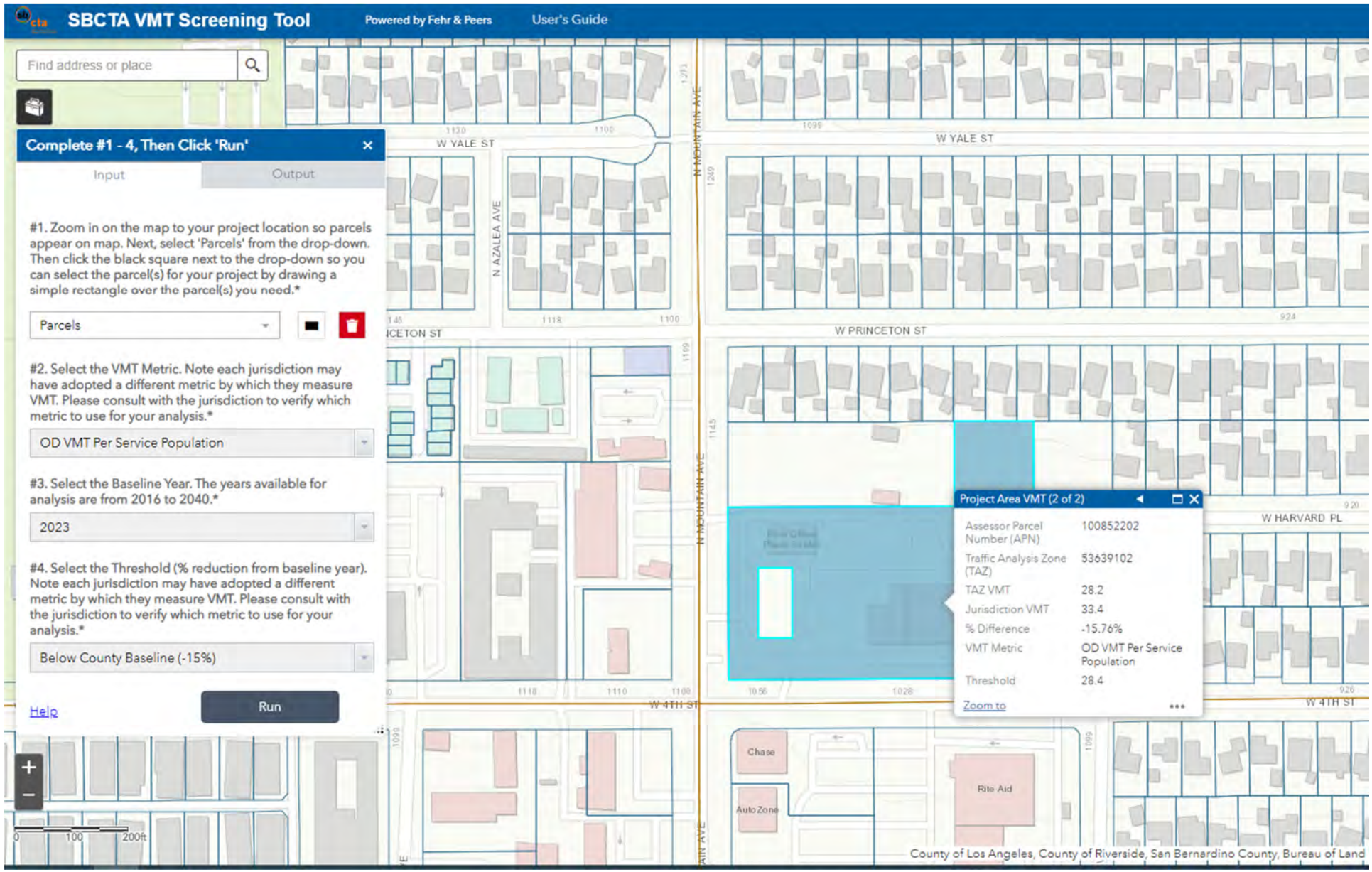
As noted previously, the project consists of 357 dwelling units on 5.8 acres, which equates to approximately 61 dwelling units per acre. Therefore, the density of the proposed project is within the land use and zoning assumptions in The Ontario Plan, and increase in population generated by the site has already been anticipated by SCAG.

FINDINGS AND CONCLUSIONS

Based on the City's guidelines and the project trip generation, a Level of Service (LOS) analysis is required for the proposed project. The proposed project would screen out of VMT based on the project being located within a Low VMT Area. As such, the proposed project would be presumed to have a less-than-significant impact. Therefore, no further VMT analysis is required for the proposed project.

Please contact me if you have any questions or comments.

ATTACHMENT A – SBCTA VMT SCREENING TOOL RESULTS



APPENDIX B

TRAFFIC COUNT DATA SHEETS

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Ontario
N/S: Mountain Avenue
E/W: 4th Street
Weather: Clear

File Name : 01_ONT_Mtn_4th AM
Site Code : 10823489
Start Date : 5/18/2023
Page No : 1

Groups Printed- Total Volume

	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	14	135	18	167	8	27	25	60	9	175	7	191	16	12	12	40	458
07:15 AM	18	173	17	208	5	26	17	48	12	201	6	219	25	21	11	57	532
07:30 AM	32	193	27	252	6	37	22	65	16	224	4	244	25	37	11	73	634
07:45 AM	32	210	23	265	10	28	30	68	21	243	7	271	21	35	23	79	683
Total	96	711	85	892	29	118	94	241	58	843	24	925	87	105	57	249	2307
08:00 AM	38	172	14	224	6	30	22	58	8	184	8	200	21	18	6	45	527
08:15 AM	21	162	13	196	8	13	16	37	9	164	1	174	10	20	3	33	440
08:30 AM	21	168	13	202	7	11	31	49	7	189	5	201	16	15	7	38	490
08:45 AM	51	174	11	236	6	35	30	71	15	182	17	214	21	21	4	46	567
Total	131	676	51	858	27	89	99	215	39	719	31	789	68	74	20	162	2024
Grand Total	227	1387	136	1750	56	207	193	456	97	1562	55	1714	155	179	77	411	4331
Apprch %	13	79.3	7.8		12.3	45.4	42.3		5.7	91.1	3.2		37.7	43.6	18.7		
Total %	5.2	32	3.1	40.4	1.3	4.8	4.5	10.5	2.2	36.1	1.3	39.6	3.6	4.1	1.8	9.5	

	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	18	173	17	208	5	26	17	48	12	201	6	219	**25**	21	11	57	532
07:30 AM	32	193	**27**	252	6	**37**	22	65	16	224	4	244	25	**37**	11	73	634
07:45 AM	32	**210**	23	**265**	**10**	28	**30**	**68**	**21**	**243**	7	**271**	21	35	**23**	**79**	**683**
08:00 AM	**38**	172	14	224	6	30	22	58	8	184	**8**	200	21	18	6	45	527
Total Volume	120	748	81	949	27	121	91	239	57	852	25	934	92	111	51	254	2376
% App. Total	12.6	78.8	8.5		11.3	50.6	38.1		6.1	91.2	2.7		36.2	43.7	20.1		
PHF	.789	.890	.750	.895	.675	.818	.758	.879	.679	.877	.781	.862	.920	.750	.554	.804	.870

Counts Unlimited, Inc.
PO Box 1178
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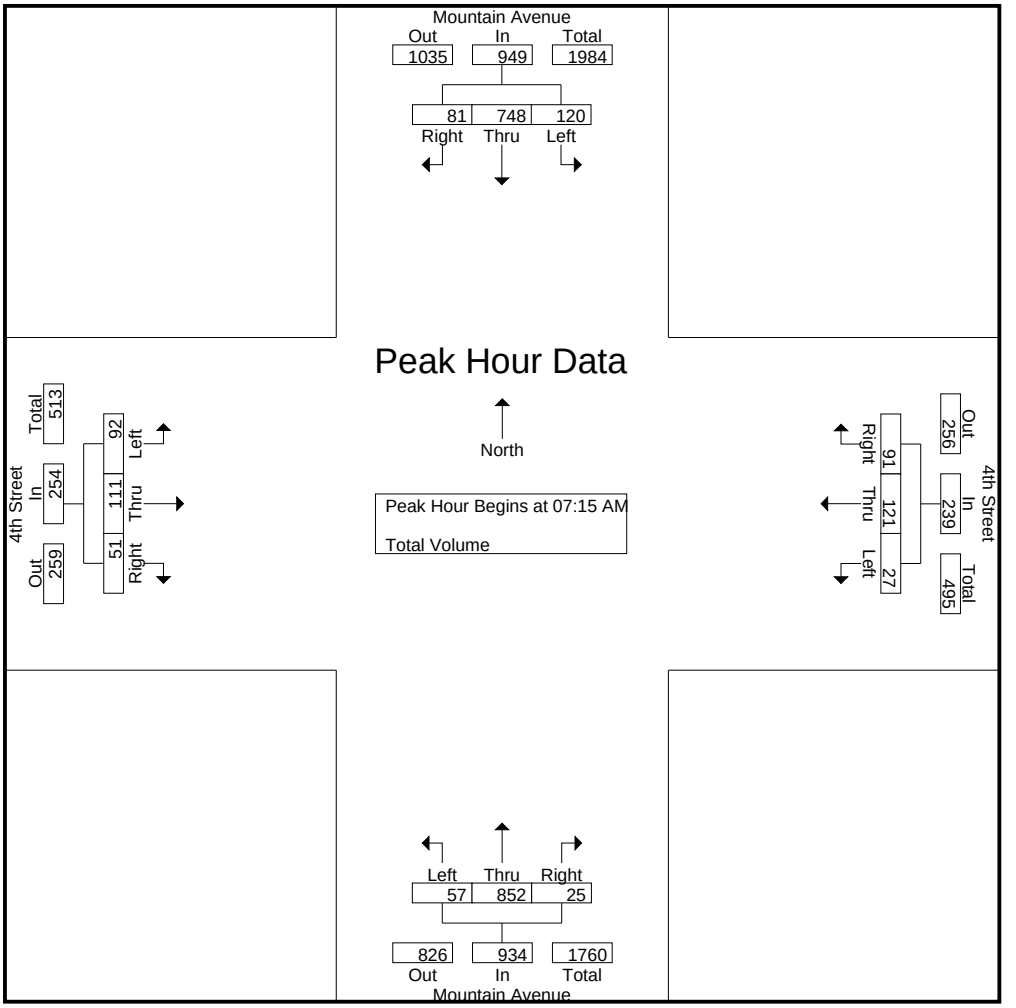
(951) 268-6268

City of Ontario
N/S: Mountain Avenue
E/W: 4th Street
Weather: Clear

File Name : 01_ONT_Mtn_4th AM
Site Code : 10823489
Start Date : 5/18/2023
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:15 AM				07:00 AM				07:15 AM				07:15 AM			
+0 mins.	18	173	17	208	8	27	25	60	12	201	6	219	**25**	21	11	57
+15 mins.	32	193	**27**	252	5	26	17	48	16	224	4	244	25	**37**	11	73
+30 mins.	32	**210**	23	**265**	6	**37**	22	65	**21**	**243**	7	**271**	21	35	**23**	**79**
+45 mins.	**38**	172	14	224	**10**	28	**30**	**68**	8	184	**8**	200	21	18	6	45
Total Volume	120	748	81	949	29	118	94	241	57	852	25	934	92	111	51	254
% App. Total	12.6	78.8	8.5		12	49	39		6.1	91.2	2.7		36.2	43.7	20.1	
PHF	.789	.890	.750	.895	.725	.797	.783	.886	.679	.877	.781	.862	.920	.750	.554	.804

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City of Ontario
N/S: Mountain Avenue
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Start Date : 5/18/2023
Page No : 1

Groups Printed- Total Volume

	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	62	221	13	296	15	34	30	79	26	233	11	270	23	50	12	85	730
04:15 PM	47	239	24	310	11	47	34	92	23	232	15	270	27	54	11	92	764
04:30 PM	50	205	13	268	14	42	26	82	17	219	8	244	24	59	16	99	693
04:45 PM	53	216	17	286	12	36	32	80	16	224	16	256	17	42	11	70	692
Total	212	881	67	1160	52	159	122	333	82	908	50	1040	91	205	50	346	2879
05:00 PM	58	251	20	329	14	49	32	95	16	230	11	257	23	59	11	93	774
05:15 PM	57	236	24	317	14	46	35	95	23	195	12	230	20	57	14	91	733
05:30 PM	49	206	23	278	13	37	31	81	16	206	9	231	24	64	7	95	685
05:45 PM	44	212	19	275	15	42	30	87	20	209	14	243	28	56	12	96	701
Total	208	905	86	1199	56	174	128	358	75	840	46	961	95	236	44	375	2893
Grand Total	420	1786	153	2359	108	333	250	691	157	1748	96	2001	186	441	94	721	5772
Apprch %	17.8	75.7	6.5		15.6	48.2	36.2		7.8	87.4	4.8		25.8	61.2	13		
Total %	7.3	30.9	2.7	40.9	1.9	5.8	4.3	12	2.7	30.3	1.7	34.7	3.2	7.6	1.6	12.5	

	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	47	239	**24**	310	11	47	**34**	92	**23**	**232**	15	**270**	**27**	54	11	92	764
04:30 PM	50	205	13	268	**14**	42	26	82	17	219	8	244	24	**59**	**16**	**99**	693
04:45 PM	53	216	17	286	12	36	32	80	16	224	**16**	256	17	42	11	70	692
05:00 PM	**58**	**251**	20	**329**	14	**49**	32	**95**	16	230	11	257	23	59	11	93	**774**
Total Volume	208	911	74	1193	51	174	124	349	72	905	50	1027	91	214	49	354	2923
% App. Total	17.4	76.4	6.2		14.6	49.9	35.5		7	88.1	4.9		25.7	60.5	13.8		
PHF	.897	.907	.771	.907	.911	.888	.912	.918	.783	.975	.781	.951	.843	.907	.766	.894	.944

Counts Unlimited, Inc.
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City of Ontario
N/S: Mountain Avenue
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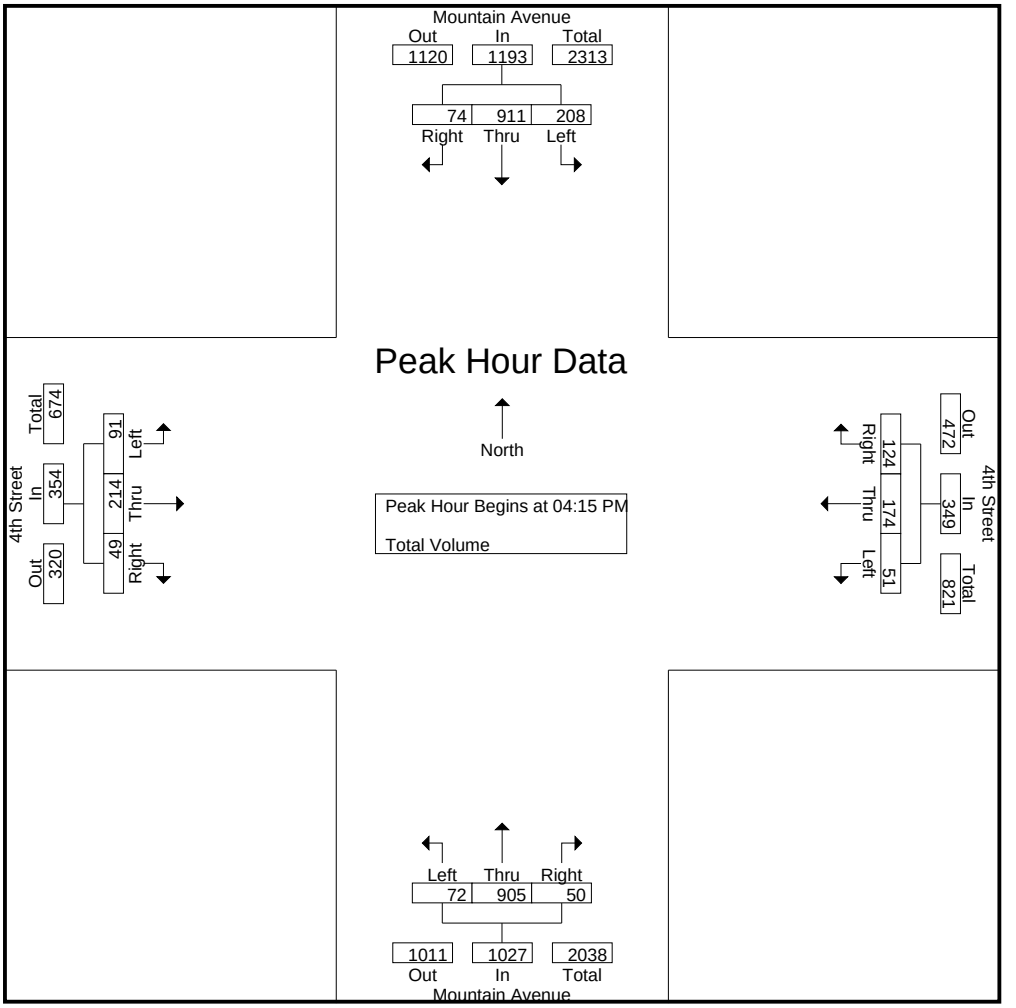

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM				05:00 PM				04:00 PM				05:00 PM			
+0 mins.	53	216	17	286	14	**49**	32	**95**	**26**	**233**	11	**270**	23	59	11	93
+15 mins.	**58**	**251**	20	**329**	14	46	**35**	95	23	232	15	270	20	57	**14**	91
+30 mins.	57	236	**24**	317	13	37	31	81	17	219	8	244	24	**64**	7	95
+45 mins.	49	206	23	278	**15**	42	30	87	16	224	**16**	256	**28**	56	12	**96**
Total Volume	217	909	84	1210	56	174	128	358	82	908	50	1040	95	236	44	375
% App. Total	17.9	75.1	6.9		15.6	48.6	35.8		7.9	87.3	4.8		25.3	62.9	11.7	
PHF	.935	.905	.875	.919	.933	.888	.914	.942	.788	.974	.781	.963	.848	.922	.786	.977

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Ontario
N/S: Palmetto Avenue
E/W: 4th Street
Weather: Clear

File Name : 02_ONT_Pal_4th AM
Site Code : 10823489
Start Date : 5/18/2023
Page No : 1

Groups Printed- Total Volume

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	0	47	47	6	0	6	27	2	29	82
07:15 AM	1	45	46	4	1	5	39	1	40	91
07:30 AM	3	65	68	6	0	6	64	7	71	145
07:45 AM	1	77	78	7	5	12	61	2	63	153
Total	5	234	239	23	6	29	191	12	203	471
08:00 AM	2	74	76	2	2	4	53	2	55	135
08:15 AM	0	51	51	8	4	12	36	6	42	105
08:30 AM	0	62	62	3	1	4	42	3	45	111
08:45 AM	0	86	86	5	1	6	68	3	71	163
Total	2	273	275	18	8	26	199	14	213	514
Grand Total	7	507	514	41	14	55	390	26	416	985
Apprch %	1.4	98.6		74.5	25.5		93.8	6.2		
Total %	0.7	51.5	52.2	4.2	1.4	5.6	39.6	2.6	42.2	

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	**3**	65	68	6	0	6	**64**	**7**	**71**	145
07:45 AM	1	**77**	**78**	7	**5**	**12**	61	2	63	**153**
08:00 AM	2	74	76	2	2	4	53	2	55	135
08:15 AM	0	51	51	**8**	4	12	36	6	42	105
Total Volume	6	267	273	23	11	34	214	17	231	538
% App. Total	2.2	97.8		67.6	32.4		92.6	7.4		
PHF	.500	.867	.875	.719	.550	.708	.836	.607	.813	.879

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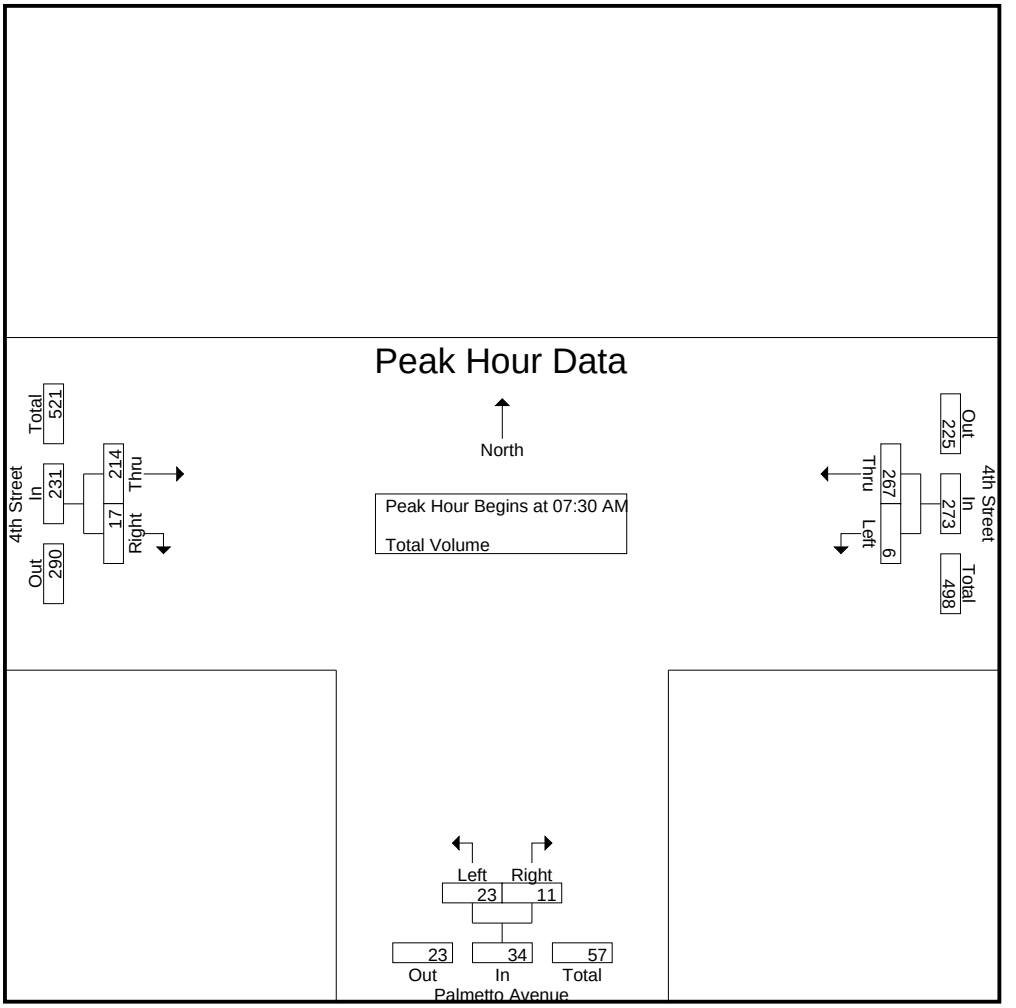

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM			07:30 AM			07:30 AM		
+0 mins.	**2**	74	76	6	0	6	**64**	**7**	**71**
+15 mins.	0	51	51	7	**5**	**12**	61	2	63
+30 mins.	0	62	62	2	2	4	53	2	55
+45 mins.	0	**86**	**86**	**8**	4	12	36	6	42
Total Volume	2	273	275	23	11	34	214	17	231
% App. Total	0.7	99.3		67.6	32.4		92.6	7.4	
PHF	.250	.794	.799	.719	.550	.708	.836	.607	.813

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Groups Printed- Total Volume

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	2	82	84	9	0	9	99	6	105	198
04:15 PM	2	77	79	4	3	7	106	7	113	199
04:30 PM	3	77	80	4	1	5	106	7	113	198
04:45 PM	0	91	91	4	5	9	103	7	110	210
Total	7	327	334	21	9	30	414	27	441	805
05:00 PM	4	91	95	3	3	6	118	4	122	223
05:15 PM	2	92	94	5	1	6	106	9	115	215
05:30 PM	1	74	75	4	2	6	122	6	128	209
05:45 PM	2	75	77	4	4	8	104	7	111	196
Total	9	332	341	16	10	26	450	26	476	843
Grand Total	16	659	675	37	19	56	864	53	917	1648
Apprch %	2.4	97.6		66.1	33.9		94.2	5.8		
Total %	1	40	41	2.2	1.2	3.4	52.4	3.2	55.6	

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	91	91	4	**5**	**9**	103	7	110	210
05:00 PM	**4**	91	**95**	3	3	6	118	4	122	**223**
05:15 PM	2	**92**	94	**5**	1	6	106	**9**	115	215
05:30 PM	1	74	75	4	2	6	**122**	6	**128**	209
Total Volume	7	348	355	16	11	27	449	26	475	857
% App. Total	2	98		59.3	40.7		94.5	5.5		
PHF	.438	.946	.934	.800	.550	.750	.920	.722	.928	.961

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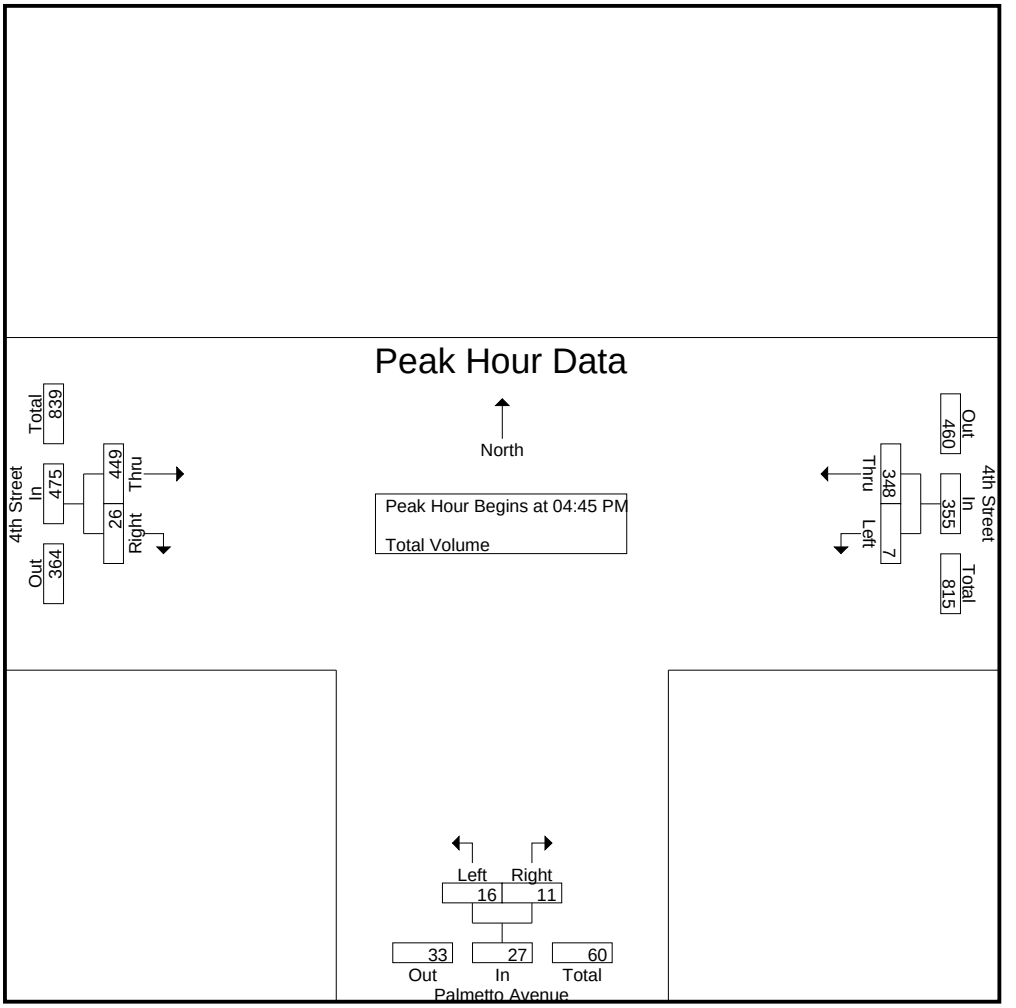

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:30 PM			04:00 PM			05:00 PM		
+0 mins.	3	77	80	**9**	0	**9**	118	4	122
+15 mins.	0	91	91	4	3	7	106	**9**	115
+30 mins.	**4**	91	**95**	4	1	5	**122**	6	**128**
+45 mins.	2	**92**	94	4	**5**	9	104	7	111
Total Volume	9	351	360	21	9	30	450	26	476
% App. Total	2.5	97.5		70	30		94.5	5.5	
PHF	.563	.954	.947	.583	.450	.833	.922	.722	.930

APPENDIX C

INTERSECTION ANALYSIS WORKSHEETS

APPENDIX C-1

INTERSECTION ANALYSIS WORKSHEETS – EXISTING CONDITIONS

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.397	14.7	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.046	11.7	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	14.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.397

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	57	852	25	120	748	81	92	111	51	27	121	91
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	57	852	25	120	748	81	92	111	51	27	121	91
Peak Hour Factor	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	16	245	7	34	215	23	26	32	15	8	35	26
Total Analysis Volume [veh/h]	66	979	29	138	860	93	106	128	59	31	139	105
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	40	0	14	44	0	0	36	0	0	36	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	63	54	54	63	55	55	19	19	19	19	19	19
g / C, Green / Cycle	0.70	0.60	0.60	0.70	0.61	0.61	0.21	0.21	0.21	0.21	0.21	0.21
(v / s)_i Volume / Saturation Flow Rate	0.09	0.27	0.02	0.20	0.26	0.26	0.09	0.05	0.05	0.03	0.07	0.07
s, saturation flow rate [veh/h]	703	3560	1589	692	1870	1807	1136	1870	1678	1196	1870	1615
c, Capacity [veh/h]	537	2143	956	525	1142	1103	216	395	354	244	395	341
d1, Uniform Delay [s]	5.01	9.84	7.27	5.58	9.20	9.21	38.44	29.53	29.62	34.41	30.05	30.21
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.10	0.70	0.06	1.22	1.16	1.20	1.72	0.32	0.38	0.23	0.46	0.60
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.12	0.46	0.03	0.26	0.42	0.42	0.49	0.24	0.26	0.13	0.32	0.34
d, Delay for Lane Group [s/veh]	5.11	10.55	7.33	6.80	10.36	10.40	40.16	29.85	30.00	34.65	30.51	30.81
Lane Group LOS	A	B	A	A	B	B	D	C	C	C	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No	No	No	No	No
50th-Percentile Queue Length [veh/ln]	0.30	4.67	0.21	0.80	4.55	4.41	2.29	1.70	1.61	0.60	2.31	2.16
50th-Percentile Queue Length [ft/ln]	7.50	116.85	5.27	19.98	113.64	110.18	57.14	42.41	40.29	15.09	57.64	54.07
95th-Percentile Queue Length [veh/ln]	0.54	8.22	0.38	1.44	8.04	7.85	4.11	3.05	2.90	1.09	4.15	3.89
95th-Percentile Queue Length [ft/ln]	13.49	205.49	9.49	35.96	201.05	196.25	102.86	76.34	72.52	27.16	103.76	97.32

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	5.11	10.55	7.33	6.80	10.38	10.40	40.16	29.89	30.00	34.65	30.54	30.81
Movement LOS	A	B	A	A	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	10.13			9.93			33.62			31.10		
Approach LOS	B			A			C			C		
d_I, Intersection Delay [s/veh]	14.68											
Intersection LOS	B											
Intersection V/C	0.397											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	2.937	3.099	2.514	2.554
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	800	889	711	711
d_b, Bicycle Delay [s]	16.20	13.89	18.69	18.69
l_b,int, Bicycle LOS Score for Intersection	2.446	2.460	1.801	1.786
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.046

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	23	11	214	17	6	267
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	23	11	214	17	6	267
Peak Hour Factor	0.8790	0.8790	0.8790	0.8790	0.8790	0.8790
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	3	61	5	2	76
Total Analysis Volume [veh/h]	26	13	243	19	7	304
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	11.70	9.90	0.00	0.00	7.77	0.00
Movement LOS	B	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.20	0.20	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	4.95	4.95	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	11.10		0.00		0.17	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.80					
Intersection LOS	B					

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.412	16.2	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.038	13.4	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	16.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.412

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	72	905	50	208	911	74	91	214	49	51	174	124
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	72	905	50	208	911	74	91	214	49	51	174	124
Peak Hour Factor	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	19	240	13	55	241	20	24	57	13	14	46	33
Total Analysis Volume [veh/h]	76	959	53	220	965	78	96	227	52	54	184	131
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	42	0	18	50	0	0	30	0	0	30	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	62	52	52	62	54	54	20	20	20	20	20	20
g / C, Green / Cycle	0.69	0.58	0.58	0.69	0.60	0.60	0.22	0.22	0.22	0.22	0.22	0.22
(v / s)_i Volume / Saturation Flow Rate	0.11	0.27	0.03	0.31	0.28	0.28	0.09	0.08	0.08	0.05	0.09	0.09
s, saturation flow rate [veh/h]	666	3560	1589	718	1870	1821	1064	1870	1752	1100	1870	1621
c, Capacity [veh/h]	495	2051	916	530	1117	1088	205	415	389	224	415	360
d1, Uniform Delay [s]	5.79	11.06	8.36	6.68	10.16	10.17	38.56	29.48	29.54	35.75	29.86	30.02
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.14	0.77	0.12	2.39	1.43	1.48	1.67	0.49	0.54	0.55	0.61	0.77
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.15	0.47	0.06	0.42	0.47	0.47	0.47	0.34	0.35	0.24	0.40	0.42
d, Delay for Lane Group [s/veh]	5.93	11.83	8.48	9.08	11.60	11.65	40.24	29.97	30.08	36.30	30.48	30.79
Lane Group LOS	A	B	A	A	B	B	D	C	C	D	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.37	4.98	0.43	1.46	5.38	5.27	2.07	2.54	2.45	1.09	3.02	2.79
50th-Percentile Queue Length [ft/ln]	9.27	124.50	10.71	36.56	134.60	131.82	51.83	63.51	61.20	27.30	75.55	69.69
95th-Percentile Queue Length [veh/ln]	0.67	8.64	0.77	2.63	9.19	9.04	3.73	4.57	4.41	1.97	5.44	5.02
95th-Percentile Queue Length [ft/ln]	16.69	215.99	19.28	65.81	229.73	225.97	93.29	114.33	110.15	49.15	135.98	125.45

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	5.93	11.83	8.48	9.08	11.62	11.65	40.24	30.01	30.08	36.30	30.51	30.79
Movement LOS	A	B	A	A	B	B	D	C	C	D	C	C
d_A, Approach Delay [s/veh]	11.26			11.18			32.64			31.46		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	16.23											
Intersection LOS	B											
Intersection V/C	0.412											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	2.999	3.122	2.554	2.686
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	844	1022	578	578
d_b, Bicycle Delay [s]	15.02	10.76	22.76	22.76
l_b,int, Bicycle LOS Score for Intersection	2.457	2.602	1.869	1.864
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	13.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.038

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	16	11	449	26	7	348
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	11	449	26	7	348
Peak Hour Factor	0.9610	0.9610	0.9610	0.9610	0.9610	0.9610
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	3	117	7	2	91
Total Analysis Volume [veh/h]	17	11	467	27	7	362
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	13.41	11.47	0.00	0.00	8.37	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.18	0.18	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	4.45	4.45	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	12.65		0.00		0.16	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.46					
Intersection LOS	B					

APPENDIX C-2

INTERSECTION ANALYSIS WORKSHEETS – OPENING YEAR 2025 CUMULATIVE

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.440	16.1	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.052	12.3	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	16.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.440

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	57	852	25	120	748	81	92	111	51	27	121	91
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	21	0	29	19	5	5	3	0	0	4	31
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	59	907	26	154	797	89	101	118	53	28	130	126
Peak Hour Factor	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	261	7	44	229	26	29	34	15	8	37	36
Total Analysis Volume [veh/h]	68	1043	30	177	916	102	116	136	61	32	149	145
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	40	0	14	44	0	0	36	0	0	36	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	61	51	51	61	52	52	21	21	21	21	21	21
g / C, Green / Cycle	0.67	0.57	0.57	0.67	0.58	0.58	0.24	0.24	0.24	0.24	0.24	0.24
(v / s)_i Volume / Saturation Flow Rate	0.10	0.29	0.02	0.26	0.28	0.28	0.11	0.05	0.06	0.03	0.08	0.09
s, saturation flow rate [veh/h]	677	3560	1589	676	1870	1805	1085	1870	1681	1185	1870	1589
c, Capacity [veh/h]	491	2027	905	485	1089	1051	226	447	402	276	447	380
d1, Uniform Delay [s]	6.22	11.81	8.51	7.32	10.86	10.86	37.73	27.56	27.64	32.21	28.32	28.68
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.13	0.94	0.07	2.12	1.49	1.55	1.80	0.26	0.30	0.18	0.43	0.63
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.14	0.51	0.03	0.36	0.48	0.48	0.51	0.23	0.24	0.12	0.33	0.38
d, Delay for Lane Group [s/veh]	6.34	12.74	8.58	9.44	12.34	12.41	39.53	27.82	27.94	32.39	28.76	29.31
Lane Group LOS	A	B	A	A	B	B	D	C	C	C	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No	No	No	No	No
50th-Percentile Queue Length [veh/ln]	0.36	5.74	0.24	1.24	5.52	5.36	2.49	1.72	1.63	0.60	2.63	2.61
50th-Percentile Queue Length [ft/ln]	8.98	143.39	6.10	30.89	137.94	133.89	62.31	42.91	40.66	14.97	65.86	65.24
95th-Percentile Queue Length [veh/ln]	0.65	9.66	0.44	2.22	9.37	9.15	4.49	3.09	2.93	1.08	4.74	4.70
95th-Percentile Queue Length [ft/ln]	16.16	241.58	10.98	55.59	234.25	228.77	112.16	77.23	73.18	26.94	118.55	117.44

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	6.34	12.74	8.58	9.44	12.37	12.41	39.53	27.85	27.94	32.39	28.76	29.31
Movement LOS	A	B	A	A	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	12.25			11.94			32.20			29.36		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	16.10											
Intersection LOS	B											
Intersection V/C	0.440											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	2.966	3.161	2.524	2.603
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	800	889	711	711
d_b, Bicycle Delay [s]	16.20	13.89	18.69	18.69
l_b,int, Bicycle LOS Score for Intersection	2.501	2.545	1.818	1.829
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	12.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.052

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	23	11	214	17	6	267
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	32	0	0	35
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	24	11	255	18	6	313
Peak Hour Factor	0.8790	0.8790	0.8790	0.8790	0.8790	0.8790
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	3	73	5	2	89
Total Analysis Volume [veh/h]	27	13	290	20	7	356
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.33	10.26	0.00	0.00	7.89	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.22	0.22	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	5.53	5.53	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	11.66		0.00		0.15	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.73					
Intersection LOS	B					

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.459	17.8	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.044	14.3	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	17.8
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.459

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	72	905	50	208	911	74	91	214	49	51	174	124
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	15	0	32	18	4	4	4	0	0	4	35
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	75	956	52	248	965	81	99	227	51	53	185	164
Peak Hour Factor	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	20	253	14	66	256	21	26	60	14	14	49	43
Total Analysis Volume [veh/h]	79	1013	55	263	1022	86	105	240	54	56	196	174
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	42	0	18	50	0	0	30	0	0	30	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	60	48	48	60	52	52	22	22	22	22	22	22
g / C, Green / Cycle	0.66	0.54	0.54	0.66	0.57	0.57	0.25	0.25	0.25	0.25	0.25	0.25
(v / s)_i Volume / Saturation Flow Rate	0.12	0.28	0.03	0.36	0.30	0.30	0.10	0.08	0.08	0.05	0.10	0.11
s, saturation flow rate [veh/h]	643	3560	1589	727	1870	1820	1012	1870	1754	1085	1870	1590
c, Capacity [veh/h]	456	1914	855	508	1071	1043	209	460	431	246	460	391
d1, Uniform Delay [s]	6.99	13.45	9.97	8.84	11.72	11.74	38.24	27.83	27.88	34.04	28.59	28.75
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.18	1.05	0.14	3.74	1.83	1.89	1.87	0.41	0.45	0.47	0.62	0.80
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.17	0.53	0.06	0.52	0.52	0.53	0.50	0.33	0.33	0.23	0.43	0.45
d, Delay for Lane Group [s/veh]	7.17	14.50	10.11	12.58	13.54	13.64	40.11	28.24	28.34	34.50	29.21	29.55
Lane Group LOS	A	B	B	B	B	B	D	C	C	C	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.44	6.12	0.50	2.08	6.43	6.31	2.27	2.58	2.48	1.10	3.51	3.17
50th-Percentile Queue Length [ft/ln]	10.99	152.90	12.60	52.11	160.64	157.73	56.79	64.56	62.10	27.44	87.85	79.25
95th-Percentile Queue Length [veh/ln]	0.79	10.17	0.91	3.75	10.58	10.43	4.09	4.65	4.47	1.98	6.33	5.71
95th-Percentile Queue Length [ft/ln]	19.78	254.30	22.68	93.81	264.57	260.71	102.23	116.21	111.79	49.39	158.13	142.65

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	7.17	14.50	10.11	12.58	13.59	13.64	40.11	28.28	28.34	34.50	29.21	29.55
Movement LOS	A	B	B	B	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	13.78			13.40			31.40			30.05		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	17.80											
Intersection LOS	B											
Intersection V/C	0.459											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	3.028	3.181	2.566	2.734
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	844	1022	578	578
d_b, Bicycle Delay [s]	15.02	10.76	22.76	22.76
l_b,int, Bicycle LOS Score for Intersection	2.506	2.691	1.889	1.911
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	14.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.044

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	16	11	449	26	7	348
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	36	0	0	39
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	11	503	27	7	401
Peak Hour Factor	0.9610	0.9610	0.9610	0.9610	0.9610	0.9610
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	3	131	7	2	104
Total Analysis Volume [veh/h]	18	11	523	28	7	417
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.02	0.01	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	14.26	12.03	0.00	0.00	8.54	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.20	0.20	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	5.06	5.06	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	13.41		0.00		0.14	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.45					
Intersection LOS	B					

APPENDIX C-3

INTERSECTION ANALYSIS WORKSHEETS – OPENING YEAR 2025 CUMULATIVE PLUS PROJECT

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.442	16.3	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.052	12.4	B
101	Mountain Avenue at Project Driveway	Two-way stop	HCM 7th Edition	WB Right	0.103	14.0	B
102	4th Street at Project Driveway	Two-way stop	HCM 7th Edition	SB Left	0.025	12.1	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	16.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.442

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	57	852	25	120	748	81	92	111	51	27	121	91
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	21	0	29	19	5	5	3	0	0	4	31
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	12	12	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	59	907	26	154	797	89	101	118	53	40	142	126
Peak Hour Factor	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	261	7	44	229	26	29	34	15	11	41	36
Total Analysis Volume [veh/h]	68	1043	30	177	916	102	116	136	61	46	163	145
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	40	0	14	44	0	0	36	0	0	36	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	60	51	51	60	52	52	22	22	22	22	22	22
g / C, Green / Cycle	0.67	0.57	0.57	0.67	0.58	0.58	0.24	0.24	0.24	0.24	0.24	0.24
(v / s)_i Volume / Saturation Flow Rate	0.10	0.29	0.02	0.26	0.28	0.28	0.11	0.05	0.06	0.04	0.09	0.09
s, saturation flow rate [veh/h]	678	3560	1589	677	1870	1805	1071	1870	1681	1185	1870	1592
c, Capacity [veh/h]	489	2020	902	484	1086	1048	226	450	405	279	450	383
d1, Uniform Delay [s]	6.28	11.91	8.59	7.40	10.95	10.95	37.68	27.43	27.51	32.45	28.40	28.57
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.13	0.95	0.07	2.13	1.50	1.56	1.81	0.25	0.30	0.28	0.48	0.63
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.14	0.52	0.03	0.37	0.48	0.48	0.51	0.23	0.24	0.17	0.36	0.38
d, Delay for Lane Group [s/veh]	6.41	12.86	8.65	9.53	12.45	12.51	39.48	27.68	27.81	32.73	28.88	29.20
Lane Group LOS	A	B	A	A	B	B	D	C	C	C	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	Yes	No	No	No	No	No
50th-Percentile Queue Length [veh/ln]	0.36	5.77	0.25	1.25	5.55	5.39	2.49	1.71	1.62	0.87	2.87	2.63
50th-Percentile Queue Length [ft/ln]	9.06	144.33	6.14	31.13	138.79	134.71	62.30	42.78	40.54	21.74	71.81	65.73
95th-Percentile Queue Length [veh/ln]	0.65	9.71	0.44	2.24	9.42	9.20	4.49	3.08	2.92	1.57	5.17	4.73
95th-Percentile Queue Length [ft/ln]	16.31	242.85	11.05	56.03	235.39	229.88	112.14	77.01	72.97	39.13	129.25	118.31

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	6.41	12.86	8.65	9.53	12.48	12.51	39.48	27.72	27.81	32.73	28.89	29.20
Movement LOS	A	B	A	A	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	12.36			12.04			32.10			29.51		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	16.32											
Intersection LOS	B											
Intersection V/C	0.442											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	2.989	3.161	2.528	2.608
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	800	889	711	711
d_b, Bicycle Delay [s]	16.20	13.89	18.69	18.69
l_b,int, Bicycle LOS Score for Intersection	2.501	2.545	1.818	1.852
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	12.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.052

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	23	11	214	17	6	267
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	32	0	0	35
Site-Generated Trips [veh/h]	0	0	12	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	24	11	267	18	6	313
Peak Hour Factor	0.8790	0.8790	0.8790	0.8790	0.8790	0.8790
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	7	3	76	5	2	89
Total Analysis Volume [veh/h]	27	13	304	20	7	356
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.02	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	12.42	10.36	0.00	0.00	7.92	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.22	0.22	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	5.61	5.61	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	11.75		0.00		0.15	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.72					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 101: Mountain Avenue at Project Driveway

Control Type:	Two-way stop	Delay (sec / veh):	14.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.103

Intersection Setup

Name	Mountain Avenue		Mountain Avenue		Project Driveway	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	40.00		40.00		15.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		Yes	

Volumes

Name	Mountain Avenue		Mountain Avenue		Project Driveway	
Base Volume Input [veh/h]	1035	0	0	949	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	57	0	0	53	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	44
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1133	0	0	1040	0	44
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	298	0	0	274	0	12
Total Analysis Volume [veh/h]	1193	0	0	1095	0	46
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.00	0.01	0.00	0.10
d_M, Delay for Movement [s/veh]	0.00	0.00	11.20	0.00	25.29	13.99
Movement LOS	A	A	B	A	D	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.00	0.34	0.34
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	0.00	8.56	8.56
d_A, Approach Delay [s/veh]	0.00		0.00		13.99	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	0.28					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: 4th Street at Project Driveway

Control Type:	Two-way stop	Delay (sec / veh):	12.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.025

Intersection Setup

Name	Project Driveway			Project Driveway			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	1	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00			15.00			35.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			No			No		

Volumes

Name	Project Driveway			Project Driveway			4th Street			4th Street		
Base Volume Input [veh/h]	0	0	0	0	0	0	0	231	0	0	290	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	32	0	0	35	0
Site-Generated Trips [veh/h]	0	0	0	12	0	24	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	12	0	24	0	272	0	0	337	0
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	3	0	6	0	72	0	0	89	0
Total Analysis Volume [veh/h]	0	0	0	13	0	25	0	286	0	0	355	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	Yes	Yes		
Number of Storage Spaces in Median	1	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.02	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	11.57	12.58	9.10	12.12	12.88	9.61	8.00	0.00	0.00	7.83	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.17	0.17	0.17	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	4.32	4.32	4.32	0.00	0.00	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.08			10.47			0.00			0.00		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.59											
Intersection LOS	B											

Intersection Analysis Summary

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Mountain Avenue at 4th Street	Signalized	HCM 7th Edition	EB Left	0.460	17.9	B
2	Palmetto Avenue at 4th Street	Two-way stop	HCM 7th Edition	NB Left	0.044	14.4	B
101	Mountain Avenue at Project Driveway	Two-way stop	HCM 7th Edition	WB Right	0.019	13.8	B
102	4th Street at Project Driveway	Two-way stop	HCM 7th Edition	SB Left	0.007	14.0	B

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

Intersection Level Of Service Report
Intersection 1: Mountain Avenue at 4th Street

Control Type:	Signalized	Delay (sec / veh):	17.9
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.460

Intersection Setup

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	1	0	0	0	0	0	1
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	100.00
Speed [mph]	40.00			40.00			40.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Mountain Avenue			Mountain Avenue			4th Street			4th Street		
Base Volume Input [veh/h]	72	905	50	208	911	74	91	214	49	51	174	124
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	15	0	32	18	4	4	4	0	0	4	35
Site-Generated Trips [veh/h]	0	0	10	0	0	0	0	10	0	3	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	75	956	62	248	965	81	99	237	51	56	188	164
Peak Hour Factor	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440	0.9440
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	20	253	16	66	256	21	26	63	14	15	50	43
Total Analysis Volume [veh/h]	79	1013	66	263	1022	86	105	251	54	59	199	174
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Semi-actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	0.00

Phasing & Timing

Control Type	ProtPer	Permiss	Permiss	ProtPer	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	5	10	0	5	10	0	0	10	0	0	10	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	10	42	0	18	50	0	0	30	0	0	30	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	5	0	0	5	0	0	5	0	0	5	0
Pedestrian Clearance [s]	0	17	0	0	17	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	0.00	2.00	2.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	60	48	48	60	51	51	22	22	22	22	22	22
g / C, Green / Cycle	0.66	0.54	0.54	0.66	0.57	0.57	0.25	0.25	0.25	0.25	0.25	0.25
(v / s)_i Volume / Saturation Flow Rate	0.12	0.28	0.04	0.36	0.30	0.30	0.10	0.08	0.08	0.05	0.11	0.11
s, saturation flow rate [veh/h]	643	3560	1589	723	1870	1820	1009	1870	1758	1074	1870	1592
c, Capacity [veh/h]	455	1910	853	505	1070	1041	209	461	434	243	461	393
d1, Uniform Delay [s]	7.03	13.51	10.09	8.92	11.77	11.79	38.22	27.85	27.90	34.28	28.54	28.70
k, delay calibration	0.11	0.50	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.18	1.06	0.18	3.80	1.84	1.90	1.87	0.43	0.47	0.51	0.63	0.80
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.17	0.53	0.08	0.52	0.52	0.53	0.50	0.34	0.34	0.24	0.43	0.45
d, Delay for Lane Group [s/veh]	7.21	14.57	10.26	12.72	13.61	13.70	40.08	28.28	28.37	34.80	29.17	29.50
Lane Group LOS	A	B	B	B	B	B	D	C	C	C	C	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.44	6.14	0.61	2.10	6.45	6.33	2.27	2.68	2.58	1.16	3.54	3.19
50th-Percentile Queue Length [ft/ln]	11.04	153.42	15.29	52.43	161.15	158.23	56.78	67.09	64.57	29.10	88.53	79.83
95th-Percentile Queue Length [veh/ln]	0.79	10.20	1.10	3.78	10.61	10.46	4.09	4.83	4.65	2.09	6.37	5.75
95th-Percentile Queue Length [ft/ln]	19.87	254.99	27.52	94.38	265.25	261.38	102.20	120.75	116.23	52.37	159.35	143.69

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	7.21	14.57	10.26	12.72	13.65	13.70	40.08	28.31	28.37	34.80	29.17	29.50
Movement LOS	A	B	B	B	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	13.82			13.47			31.34			30.07		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	17.89											
Intersection LOS	B											
Intersection V/C	0.460											

Other Modes

g_Walk,mi, Effective Walk Time [s]	9.0	9.0	9.0	9.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
l_p,int, Pedestrian LOS Score for Intersection	3.035	3.181	2.569	2.740
Crosswalk LOS	C	C	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	844	1022	578	578
d_b, Bicycle Delay [s]	15.02	10.76	22.76	22.76
l_b,int, Bicycle LOS Score for Intersection	2.515	2.691	1.898	1.916
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Intersection Level Of Service Report
Intersection 2: Palmetto Avenue at 4th Street

Control Type:	Two-way stop	Delay (sec / veh):	14.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.044

Intersection Setup

Name	Palmetto Avenue		4th Street		4th Street	
Approach	Northbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Thru	Right	Left	Thru
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		Yes		No	

Volumes

Name	Palmetto Avenue		4th Street		4th Street	
Base Volume Input [veh/h]	16	11	449	26	7	348
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	36	0	0	39
Site-Generated Trips [veh/h]	0	0	3	0	0	10
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	11	506	27	7	411
Peak Hour Factor	0.9610	0.9610	0.9610	0.9610	0.9610	0.9610
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	3	132	7	2	107
Total Analysis Volume [veh/h]	18	11	527	28	7	428
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.02	0.01	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	14.37	12.08	0.00	0.00	8.55	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.20	0.20	0.00	0.00	0.01	0.01
95th-Percentile Queue Length [ft/ln]	5.12	5.12	0.00	0.00	0.29	0.29
d_A, Approach Delay [s/veh]	13.50		0.00		0.14	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.44					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 101: Mountain Avenue at Project Driveway

Control Type:	Two-way stop	Delay (sec / veh):	13.8
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.019

Intersection Setup

Name	Mountain Avenue		Mountain Avenue		Project Driveway	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	40.00		40.00		15.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		Yes	

Volumes

Name	Mountain Avenue		Mountain Avenue		Project Driveway	
Base Volume Input [veh/h]	1120	0	0	1193	0	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	54	0	0	54	0	0
Site-Generated Trips [veh/h]	0	0	35	0	0	8
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1219	0	35	1295	0	8
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	321	0	9	341	0	2
Total Analysis Volume [veh/h]	1283	0	37	1363	0	8
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.07	0.01	0.00	0.02
d_M, Delay for Movement [s/veh]	0.00	0.00	12.20	0.00	29.25	13.80
Movement LOS	A	A	B	A	D	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.22	0.00	0.06	0.06
95th-Percentile Queue Length [ft/ln]	0.00	0.00	5.53	0.00	1.46	1.46
d_A, Approach Delay [s/veh]	0.00		0.32		13.80	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	0.21					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: 4th Street at Project Driveway

Control Type:	Two-way stop	Delay (sec / veh):	14.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.007

Intersection Setup

Name	Project Driveway			Project Driveway			4th Street			4th Street		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	1	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	15.00			15.00			35.00			35.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	Yes			Yes			No			No		

Volumes

Name	Project Driveway			Project Driveway			4th Street			4th Street		
Base Volume Input [veh/h]	0	0	0	0	0	0	0	475	0	0	364	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
In-Process Volume [veh/h]	0	0	0	0	0	0	0	36	0	0	39	0
Site-Generated Trips [veh/h]	0	0	0	3	0	6	20	0	0	0	0	10
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	0	0	0	3	0	6	20	530	0	0	418	10
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	0	1	0	2	5	139	0	0	110	3
Total Analysis Volume [veh/h]	0	0	0	3	0	6	21	558	0	0	440	11
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	Yes	Yes		
Number of Storage Spaces in Median	1	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.01	0.00	0.01	0.02	0.01	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.02	15.80	10.01	13.99	15.73	9.72	8.32	0.00	0.00	8.57	0.00	0.00
Movement LOS	C	C	B	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.00	0.05	0.05	0.05	0.06	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.00	1.15	1.15	1.15	1.45	0.00	0.00	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	13.61			11.14			0.30			0.00		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.26											
Intersection LOS	B											

APPENDIX D

CUMULATIVE PROJECTS INFORMATION

TOTAL CUMULATIVE PROJECTS TRAFFIC

AM Peak Hour

		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
1	Mountain Avenue at 4th Street	0	21	0	29	19	5	5	3	0	0	4	31
2	Palmetto Avenue at 4th Street	0	0	0	0	0	0	0	32	0	0	35	0
D1	Mountain Avenue at Project Driveway	0	57	0	0	53	0	0	0	0	0	0	0
D2	4th Street at Project Driveway	0	0	0	0	0	0	0	32	0	0	35	0

PM Peak Hour

		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
1	Mountain Avenue at 4th Street	0	15	0	32	18	4	4	4	0	0	4	35
2	Palmetto Avenue at 4th Street	0	0	0	0	0	0	0	36	0	0	39	0
D1	Mountain Avenue at Project Driveway	0	54	0	0	54	0	0	0	0	0	0	0
D2	4th Street at Project Driveway	0	0	0	0	0	0	0	36	0	0	39	0

Enter only in blue cells	Yellow cells calculate

Int. #:	1	Mountain Avenue at 4th Street

Mirror distribution? Y Entire Intersection

Mirror distribution?

TOTAL CUMULATIVE PROJECTS TRAFFIC

Pk Hr		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In		0	17	0	24	2	0	5	3	0	0	0	5
AM Out		0	4	0	5	17	5	0	0	0	0	4	26
AM Tot		0	21	0	29	19	5	5	3	0	0	4	31
PM In		0	13	0	28	5	0	4	4	0	0	0	4
PM Out		0	2	0	4	13	4	0	0	0	0	4	31
PM Tot		0	15	0	32	18	4	4	4	0	0	4	35

Zone #	1	Cumulative Project #1

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In					20%							
Y	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	4	0	0	0	0	1	0	0	0	0	0	0	0
AM Out	12	0	2	0	0	0	0	0	0	0	0	0	0
PM In	13	0	0	0	0	3	0	0	0	0	0	0	0
PM Out	7	0	1	0	0	0	0	0	0	0	0	0	0

Zone #	2	Cumulative Projects #2, 3, 4, 5, 6, 8, and 10

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In				20%								
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%
AM Out												
PM In	0%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	120	0	0	0	24	0	0	0	0	0	0	0	0
AM Out	130	0	0	0	0	0	0	0	0	0	0	0	26
PM In	141	0	0	0	28	0	0	0	0	0	0	0	0
PM Out	155	0	0	0	0	0	0	0	0	0	0	0	31

Zone #	3	Cumulative Project #7

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In		20%					10%					10%
Y	0%	0%	0%	10%	20%	10%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	20%	0%	0%	0%	0%	10%	0%	0%	0%	0%	10%
PM Out	0%	0%	0%	10%	20%	10%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	54	0	11	0	0	0	0	5	0	0	0	0	5
AM Out	52	0	0	0	5	10	5	0	0	0	0	0	0
PM In	41	0	8	0	0	0	0	4	0	0	0	0	4
PM Out	38	0	0	0	4	8	4	0	0	0	0	0	0

Zone #	4	Cumulative Project #9

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In					10%							
Y	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	7	0	0	0	0	1	0	0	0	0	0	0	0
AM Out	21	0	2	0	0	0	0	0	0	0	0	0	0
PM In	22	0	0	0	0	2	0	0	0	0	0	0	0
PM Out	13	0	1	0	0	0	0	0	0	0	0	0	0

Int. #:	1	Mountain Avenue at 4th Street

Zone #	5	Cumulative Projects #11 and 14

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In		10%										
Y	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	62	0	6	0	0	0	0	0	0	0	0	0	0
AM Out	74	0	0	0	0	7	0	0	0	0	0	0	0
PM In	49	0	5	0	0	0	0	0	0	0	0	0	0
PM Out	45	0	0	0	0	5	0	0	0	0	0	0	0

Zone #	6	Cumulative Projects #12, 13, 15 and 16

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In								10%				
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	32	0	0	0	0	0	0	0	3	0	0	0	0
AM Out	38	0	0	0	0	0	0	0	0	0	0	4	0
PM In	42	0	0	0	0	0	0	0	4	0	0	0	0
PM Out	43	0	0	0	0	0	0	0	0	0	0	4	0

Enter only in blue cells	Yellow cells calculate

Int. #:	2	Palmetto Avenue at 4th Street

Y

TOTAL CUMULATIVE PROJECTS TRAFFIC

Pk Hr		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In		0	0	0	0	0	0	0	27	0	0	5	0
AM Out		0	0	0	0	0	0	0	5	0	0	30	0
AM Tot		0	0	0	0	0	0	0	32	0	0	35	0
PM In		0	0	0	0	0	0	0	32	0	0	4	0
PM Out		0	0	0	0	0	0	0	4	0	0	35	0
PM Tot		0	0	0	0	0	0	0	36	0	0	39	0

Zone #	1	Cumulative Project #1

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In												
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	4	0	0	0	0	0	0	0	0	0	0	0	0
AM Out	12	0	0	0	0	0	0	0	0	0	0	0	0
PM In	13	0	0	0	0	0	0	0	0	0	0	0	0
PM Out	7	0	0	0	0	0	0	0	0	0	0	0	0

Zone #	2	Cumulative Projects #2, 3, 4, 5, 6, 8, and 10

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In								20%				
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	120	0	0	0	0	0	0	0	24	0	0	0	0
AM Out	130	0	0	0	0	0	0	0	0	0	0	26	0
PM In	141	0	0	0	0	0	0	0	28	0	0	0	0
PM Out	155	0	0	0	0	0	0	0	0	0	0	31	0

Zone #	3	Cumulative Project #7

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In											10%	
Y	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	54	0	0	0	0	0	0	0	0	0	0	5	0
AM Out	52	0	0	0	0	0	0	0	5	0	0	0	0
PM In	41	0	0	0	0	0	0	0	0	0	0	4	0
PM Out	38	0	0	0	0	0	0	0	4	0	0	0	0

Zone #	4	Cumulative Project #9

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In												
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	7	0	0	0	0	0	0	0	0	0	0	0	0
AM Out	21	0	0	0	0	0	0	0	0	0	0	0	0
PM In	22	0	0	0	0	0	0	0	0	0	0	0	0
PM Out	13	0	0	0	0	0	0	0	0	0	0	0	0

Int. #:	2	Palmetto Avenue at 4th Street

Zone #	5	Cumulative Projects #11 and 14

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In												
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	62	0	0	0	0	0	0	0	0	0	0	0	0
AM Out	74	0	0	0	0	0	0	0	0	0	0	0	0
PM In	49	0	0	0	0	0	0	0	0	0	0	0	0
PM Out	45	0	0	0	0	0	0	0	0	0	0	0	0

Zone #	6	Cumulative Projects #12, 13, 15 and 16

Pk Hr	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In								10%				
Y	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%
AM Out												
PM In	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%
PM Out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	0%

Pk Hr	T Gen	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM In	32	0	0	0	0	0	0	0	3	0	0	0	0
AM Out	38	0	0	0	0	0	0	0	0	0	0	4	0
PM In	42	0	0	0	0	0	0	0	4	0	0	0	0
PM Out	43	0	0	0	0	0	0	0	0	0	0	4	0

APPENDIX E

ADT COUNT DATA SHEETS

Counts Unlimited, Inc.

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

City of Ontario
Palmetto Avenue
S/ 4th Street
24 Hour Directional Volume Count

ONT003
Site Code: 108-23670

Start Time	7/11/23 Tue	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		1	3			3	10				
12:15		2	6			4	7				
12:30		0	6			0	3				
12:45		0	5	3	20	0	9	7	29	10	49
01:00		0	5			4	7				
01:15		1	8			0	7				
01:30		0	7			0	4				
01:45		1	9	2	29	0	6	4	24	6	53
02:00		0	4			0	8				
02:15		0	6			0	3				
02:30		0	8			0	10				
02:45		0	4	0	22	0	6	0	27	0	49
03:00		1	7			0	7				
03:15		2	6			1	5				
03:30		2	6			0	11				
03:45		1	4	6	23	0	5	1	28	7	51
04:00		0	11			1	**12**				
04:15		1	5			0	**6**				
04:30		3	4			0	**11**				
04:45		2	4	6	24	0	**8**	1	37	7	61
05:00		0	5			0	5				
05:15		3	7			0	5				
05:30		3	8			1	8				
05:45		4	5	10	25	0	9	1	27	11	52
06:00		4	3			2	7				
06:15		5	2			2	3				
06:30		4	**10**			0	10				
06:45		3	**6**	16	21	1	10	5	30	21	51
07:00		4	**9**			1	6				
07:15		4	**7**			2	5				
07:30		8	5			5	5				
07:45		**7**	5	23	26	7	5	15	21	38	47
08:00		**6**	2			4	11				
08:15		**6**	5			1	7				
08:30		**16**	3			5	9				
08:45		4	10	32	20	2	4	12	31	44	51
09:00		6	2			**3**	7				
09:15		4	5			**6**	5				
09:30		4	2			**8**	5				
09:45		5	2	19	11	**10**	4	27	21	46	32
10:00		7	0			0	4				
10:15		6	2			5	1				
10:30		1	0			2	4				
10:45		6	2	20	4	4	2	11	11	31	15
11:00		6	0			5	2				
11:15		6	0			8	1				
11:30		6	1			7	1				
11:45		8	0	26	1	2	2	22	6	48	7
Total		163	226	163	226	106	292	106	292	269	518
Combined Total		389		389		398		398		787	
AM Peak	-	07:45	-	-	-	09:00	-	-	-	-	-
Vol.	-	35	-	-	-	27	-	-	-	-	-
P.H.F.		0.547				0.675					
PM Peak	-	-	06:30	-	-	-	04:00	-	-	-	-
Vol.	-	-	32	-	-	-	37	-	-	-	-
P.H.F.			0.727				0.771				
Percentage		41.9%	58.1%			26.6%	73.4%				
ADT/AADT		ADT 787		AADT 787							

Counts Unlimited, Inc.

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

City of Ontario
4th Street
E/ Palmetto Avenue
24 Hour Directional Volume Count

ONT002
Site Code: 108-23670

Start Time	7/11/23 Tue	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		8	47			7	78				
12:15		11	64			4	71				
12:30		14	68			3	55				
12:45		4	68	37	247	3	64	17	268	54	515
01:00		3	81			1	72				
01:15		11	88			2	70				
01:30		4	78			0	56				
01:45		4	71	22	318	3	74	6	272	28	590
02:00		3	72			1	52				
02:15		2	86			2	53				
02:30		1	68			2	53				
02:45		5	71	11	297	3	62	8	220	19	517
03:00		1	72			4	68				
03:15		7	80			2	64				
03:30		2	69			6	67				
03:45		4	83	14	304	6	82	18	281	32	585
04:00		1	83			8	58				
04:15		4	83			9	82				
04:30		12	98			13	75				
04:45		7	**114**	24	378	14	73	44	288	68	666
05:00		10	**110**			6	**68**				
05:15		6	**101**			16	**67**				
05:30		6	**103**			19	**87**				
05:45		3	101	25	415	18	**86**	59	308	84	723
06:00		8	93			24	61				
06:15		8	90			30	63				
06:30		16	91			23	57				
06:45		27	76	59	350	30	74	107	255	166	605
07:00		21	80			33	61				
07:15		15	87			38	46				
07:30		25	77			42	59				
07:45		23	90	84	334	44	55	157	221	241	555
08:00		28	70			56	45				
08:15		30	55			48	53				
08:30		33	65			56	36				
08:45		45	63	136	253	49	36	209	170	345	423
09:00		42	66			49	27				
09:15		40	44			53	32				
09:30		30	45			53	27				
09:45		47	36	159	191	**56**	21	211	107	370	298
10:00		60	49			**73**	22				
10:15		43	33			**51**	18				
10:30		54	32			**64**	13				
10:45		62	31	219	145	48	14	236	67	455	212
11:00		**54**	26			54	4				
11:15		**58**	22			59	16				
11:30		**56**	19			73	8				
11:45		**68**	14	236	81	57	8	243	36	479	117
Total		1026	3313	1026	3313	1315	2493	1315	2493	2341	5806
Combined Total		4339		4339		3808		3808		8147	
AM Peak	-	11:00	-	-	-	09:45	-	-	-	-	-
Vol.	-	236	-	-	-	244	-	-	-	-	-
P.H.F.		0.868				0.836					
PM Peak	-	-	04:45	-	-	-	05:00	-	-	-	-
Vol.	-	-	428	-	-	-	308	-	-	-	-
P.H.F.			0.939				0.885				
Percentage		23.6%	76.4%			34.5%	65.5%				
ADT/AADT		ADT 8,147		AADT 8,147							

Counts Unlimited, Inc.

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

City of Ontario
4th Street
W/ Palmetto Avenue
24 Hour Directional Volume Count

ONT001
Site Code: 108-23670

Start Time	7/11/23 Tue	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		11	56			8	80				
12:15		14	66			5	72				
12:30		14	70			3	60				
12:45		4	75	43	267	3	67	19	279	62	546
01:00		7	85			1	73				
01:15		10	91			2	74				
01:30		4	78			0	58				
01:45		4	75	25	329	4	81	7	286	32	615
02:00		3	76			1	52				
02:15		2	86			2	56				
02:30		1	74			2	57				
02:45		5	76	11	312	3	65	8	230	19	542
03:00		1	75			5	71				
03:15		8	83			4	68				
03:30		2	76			8	69				
03:45		3	87	14	321	6	85	23	293	37	614
04:00		2	86			8	60				
04:15		4	89			10	87				
04:30		12	**107**			16	77				
04:45		7	**120**	25	402	16	75	50	299	75	701
05:00		10	**114**			6	**72**				
05:15		6	**101**			19	**69**				
05:30		6	107			21	**91**				
05:45		3	107	25	429	22	**88**	68	320	93	749
06:00		10	100			28	64				
06:15		9	92			34	64				
06:30		16	95			27	61				
06:45		29	84	64	371	33	77	122	266	186	637
07:00		22	82			37	66				
07:15		15	89			40	50				
07:30		26	82			46	64				
07:45		29	94	92	347	50	59	173	239	265	586
08:00		30	81			60	47				
08:15		31	59			54	55				
08:30		33	69			67	34				
08:45		45	65	139	274	51	44	232	180	371	454
09:00		43	73			53	29				
09:15		45	47			56	35				
09:30		37	49			56	28				
09:45		55	37	180	206	59	20	224	112	404	318
10:00		58	51			78	20				
10:15		44	34			53	20				
10:30		55	35			64	12				
10:45		64	32	221	152	52	15	247	67	468	219
11:00		**57**	28			**58**	4				
11:15		**65**	23			**64**	16				
11:30		**60**	20			**76**	9				
11:45		**70**	16	252	87	**65**	8	263	37	515	124
Total		1091	3497	1091	3497	1436	2608	1436	2608	2527	6105
Combined Total		4588		4588		4044		4044		8632	
AM Peak	-	11:00	-	-	-	11:00	-	-	-	-	-
Vol.	-	252	-	-	-	263	-	-	-	-	-
P.H.F.		0.900				0.843					
PM Peak	-	-	04:30	-	-	-	05:00	-	-	-	-
Vol.	-	-	442	-	-	-	320	-	-	-	-
P.H.F.			0.921				0.879				
Percentage		23.8%	76.2%			35.5%	64.5%				
ADT/AADT		ADT 8,632		AADT 8,632							

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951) 268-6268

City of Ontario
N/S: Palmetto Avenue
E/W: 4th Street
Weather: Clear

File Name : ONT_Pal_4th AM
Site Code : 10823670
Start Date : 7/11/2023
Page No : 1

Groups Printed- Total Volume

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	0	33	33	4	0	4	21	1	22	59
07:15 AM	1	37	38	3	1	4	14	1	15	57
07:30 AM	2	40	42	6	2	8	23	3	26	76
07:45 AM	0	44	44	6	1	7	22	7	29	80
Total	3	154	157	19	4	23	80	12	92	272
08:00 AM	1	55	56	5	1	6	27	3	30	92
08:15 AM	0	48	48	6	0	6	30	1	31	85
08:30 AM	1	55	56	12	4	16	29	4	33	105
08:45 AM	1	48	49	3	1	4	44	1	45	98
Total	3	206	209	26	6	32	130	9	139	380
Grand Total	6	360	366	45	10	55	210	21	231	652
Apprch %	1.6	98.4		81.8	18.2		90.9	9.1		
Total %	0.9	55.2	56.1	6.9	1.5	8.4	32.2	3.2	35.4	

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	**1**	**55**	**56**	5	1	6	27	3	30	92
08:15 AM	0	48	48	6	0	6	30	1	31	85
08:30 AM	1	55	56	**12**	**4**	**16**	29	**4**	33	**105**
08:45 AM	1	48	49	3	1	4	**44**	1	**45**	98
Total Volume	3	206	209	26	6	32	130	9	139	380
% App. Total	1.4	98.6		81.2	18.8		93.5	6.5		
PHF	.750	.936	.933	.542	.375	.500	.739	.563	.772	.905

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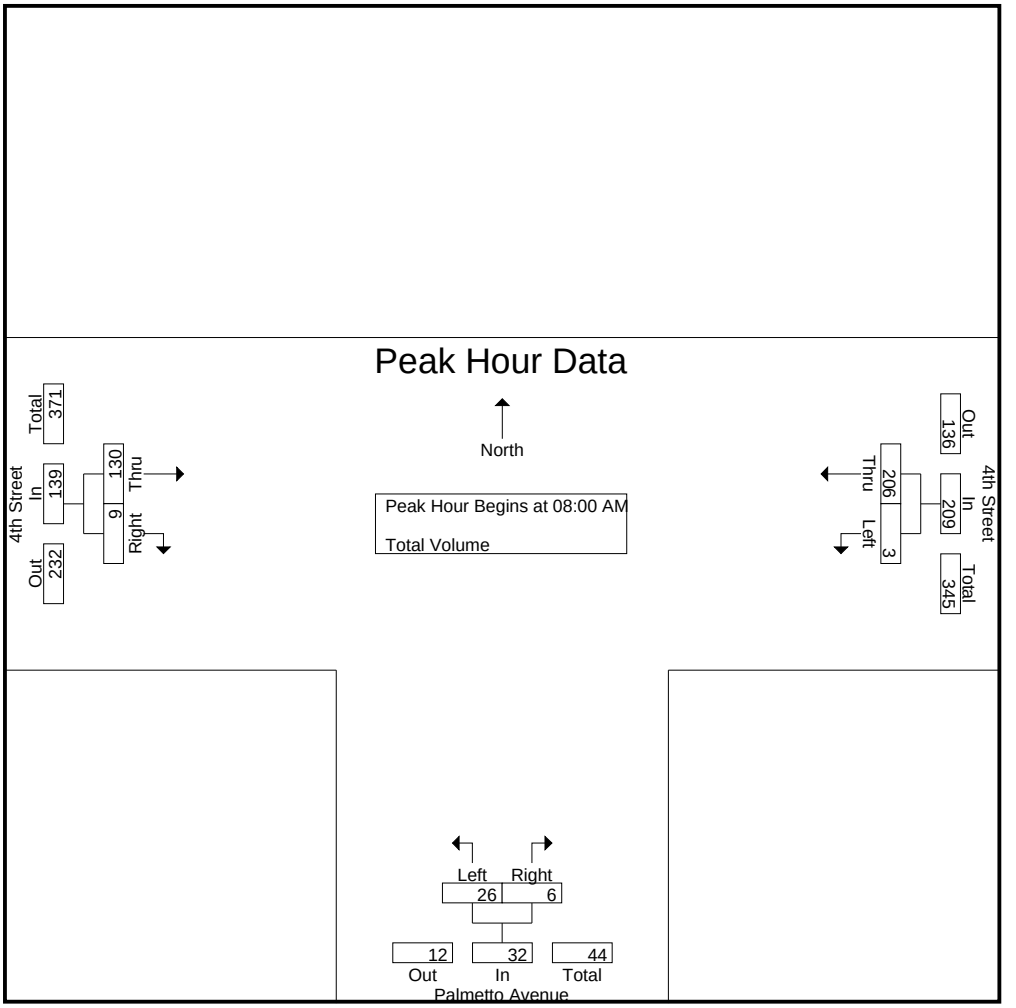
City of Ontario
N/S: Palmetto Avenue
E/W: 4th Street
Weather: Clear

File Name : ONT_Pal_4th AM
Site Code : 10823670
Start Date : 7/11/2023
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	08:00 AM			07:45 AM			08:00 AM		
+0 mins.	**1**	**55**	**56**	6	1	7	27	3	30
+15 mins.	0	48	48	5	1	6	30	1	31
+30 mins.	1	55	56	6	0	6	29	**4**	33
+45 mins.	1	48	49	**12**	**4**	**16**	**44**	1	**45**
Total Volume	3	206	209	29	6	35	130	9	139
% App. Total	1.4	98.6		82.9	17.1		93.5	6.5	
PHF	.750	.936	.933	.604	.375	.547	.739	.563	.772

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City of Ontario
N/S: Palmetto Avenue
E/W: 4th Street
Weather: Clear

File Name : ONT_Pal_4th PM
Site Code : 10823670
Start Date : 7/11/2023
Page No : 1

Groups Printed- Total Volume

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	3	55	58	5	6	11	77	9	86	155
04:15 PM	0	82	82	5	0	5	83	6	89	176
04:30 PM	1	74	75	3	1	4	97	10	107	186
04:45 PM	0	73	73	2	2	4	112	8	120	197
Total	4	284	288	15	9	24	369	33	402	714
05:00 PM	1	67	68	5	0	5	110	4	114	187
05:15 PM	3	64	67	5	2	7	99	2	101	175
05:30 PM	3	84	87	7	1	8	102	5	107	202
05:45 PM	3	83	86	5	0	5	101	6	107	198
Total	10	298	308	22	3	25	412	17	429	762
Grand Total	14	582	596	37	12	49	781	50	831	1476
Apprch %	2.3	97.7		75.5	24.5		94	6		
Total %	0.9	39.4	40.4	2.5	0.8	3.3	52.9	3.4	56.3	

	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	1	67	68	5	0	5	**110**	4	**114**	187
05:15 PM	**3**	64	67	5	**2**	7	99	2	101	175
05:30 PM	3	**84**	**87**	**7**	1	**8**	102	5	107	**202**
05:45 PM	3	83	86	5	0	5	101	**6**	107	198
Total Volume	10	298	308	22	3	25	412	17	429	762
% App. Total	3.2	96.8		88	12		96	4		
PHF	.833	.887	.885	.786	.375	.781	.936	.708	.941	.943

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E/W: 4th Street
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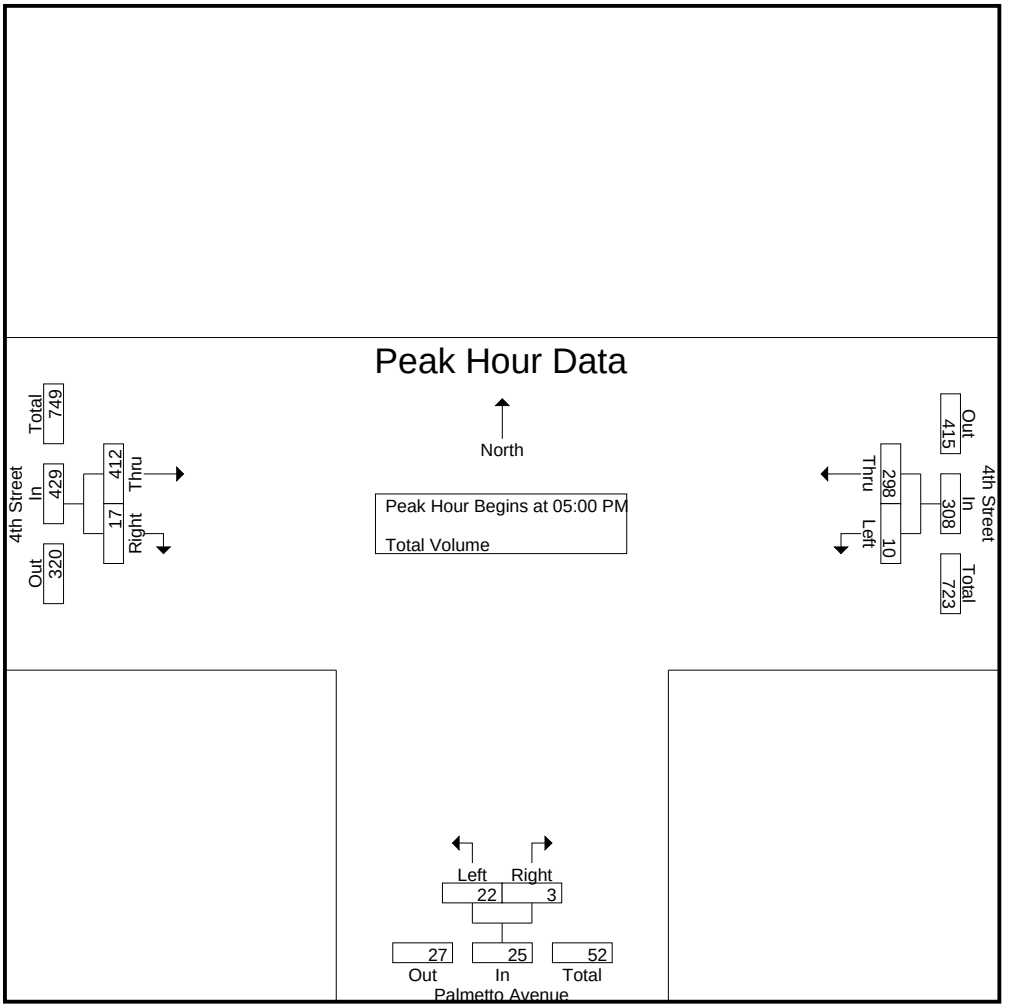
File Name : ONT_Pal_4th PM
Site Code : 10823670
Start Date : 7/11/2023
Page No : 2

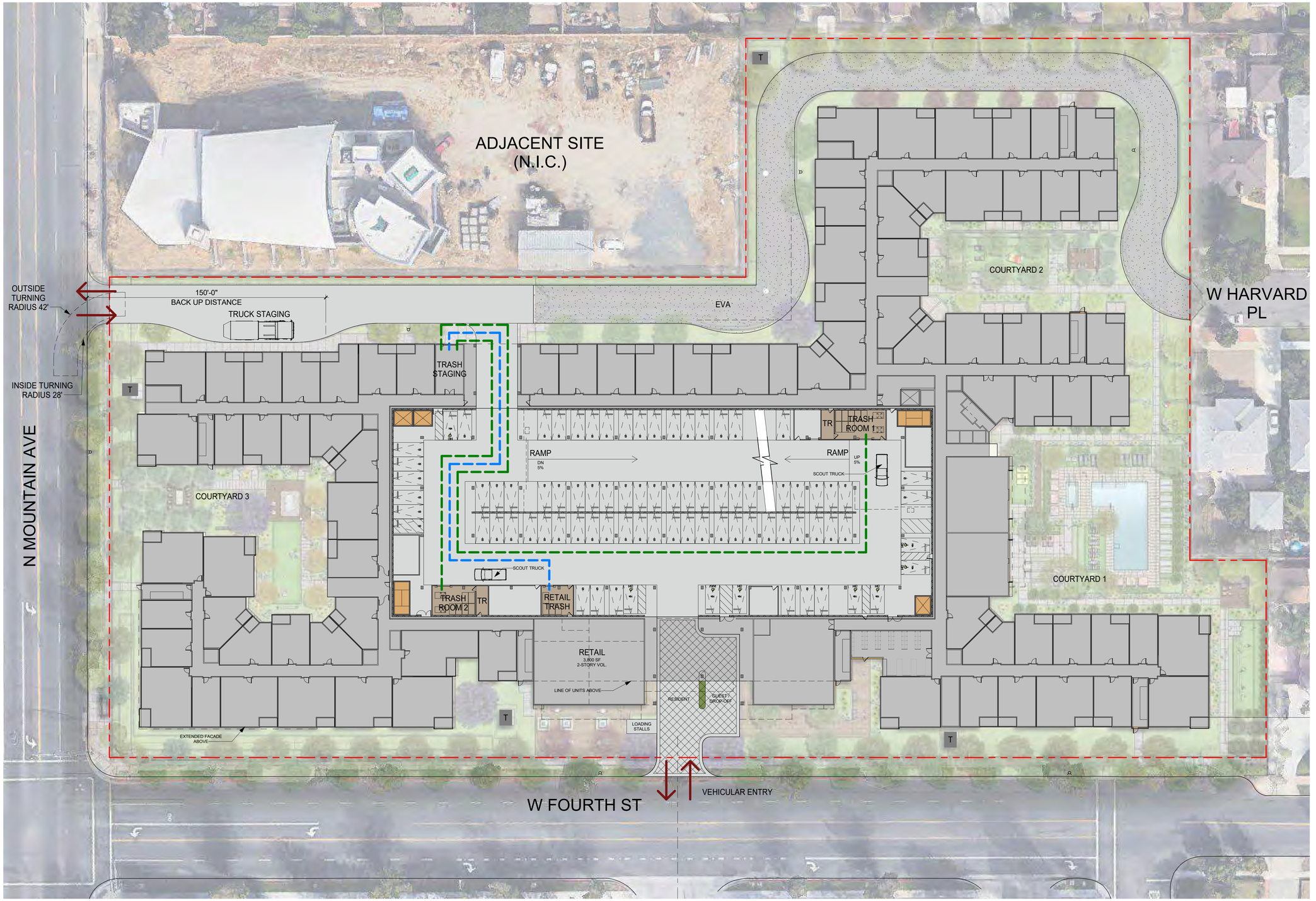


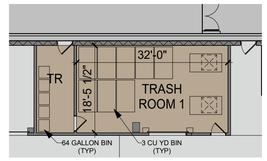
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM			05:00 PM			04:30 PM		
+0 mins.	1	67	68	5	0	5	97	**10**	107
+15 mins.	**3**	64	67	5	**2**	7	**112**	8	**120**
+30 mins.	3	**84**	**87**	**7**	1	**8**	110	4	114
+45 mins.	3	83	86	5	0	5	99	2	101
Total Volume	10	298	308	22	3	25	418	24	442
% App. Total	3.2	96.8		88	12		94.6	5.4	
PHF	.833	.887	.885	.786	.375	.781	.933	.600	.921

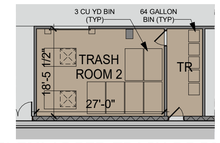
APPENDIX F

TRUCK TURNING DIAGRAM





1) ENLARGED TRASH ROOM 1
SCALE: 1/16" = 1'-0"



2) ENLARGED TRASH ROOM 2
SCALE: 1/16" = 1'-0"

MULTIFAMILY REQUIRES 1.5 CUBIC YARDS PER 4 DWELLING UNITS

1.5 CY / 4 DU = .375 CY PER UNIT

357 DU X .375 CY = 134 CUBIC YARDS

134 CY / 3 CY WASTE BINS = 44.67 BINS

44.67 WASTE BINS (3 CY EACH) / 3 PICK UPS PER WEEK = 15 WASTE BINS MINIMUM REQUIRED.

Refuse and recycling enclosure to City standards for ___ trash bin(s) and ___ recycling bin(s), or ___ ___ cubic yard compactor(s) per City standards.

MULTI-FAMILY REFUSE AND RECYCLING STANDARDS
BIN COLLECTION

Container Storage Standards:

A. Through circulation shall be provided for solid waste vehicles.
B. All refuse enclosures shall be located on major drives within developments to achieve adequate circulation of refuse vehicles.
C. A five foot wide concrete apron, with a 2% maximum pitch, shall be placed in front of all
refuse enclosures to allow for safe and efficient removal of bins. No drainage V-ditches or
catch basins shall be allowed within the five foot apron.
D. To encourage recycling, enclosures designed for a maximum of one (1) bin are prohibited.
Enclosures shall allow for storage of recycling bins or cans in addition to refuse bins.
E. Enclosures must be designed so that refuse and recycling containers may be accessed by
the generator and serviced by the service provider without moving other bins.
F. Pedestrian access shall be independent of service provider doors.
G. Enclosures must be designed so that bin lids face the pedestrian access location.
H. Enclosures must be designed with a roof or overhang at least 8 vertical feet from the ground. Enclosures shall be constructed with a solid roof meeting architectural and structural design criteria from Planning and Building Departments.
I. Enclosures shall be located so that refuse vehicles can pull to within 5 feet of gates.
J. Enclosures located closer than 5 feet to an adjacent structure shall be protected by automatic fire sprinklers approved by the Ontario Fire Department.
K. Gate stop bollards shall be installed to prevent enclosure gates from swinging into adjacent
parking stalls. Steel cane bolt sleeves shall be installed in the ground outside of bin enclosure gates to prevent gates from swinging shut.
L. Enclosures shall be screened with plant material whenever possible.
M. Refer to City of Ontario Enclosure Drawings—p. 9, 10, 11

Vehicle Access Standards:

A. Refuse vehicle turning radii
Inside radius ……28 feet
Outside radius ……42 feet
B. Refuse vehicle height clearance ……15 feet
C. Refuse vehicle width clearance ……15 feet
D. Refuse vehicle backing: Straight only. Distance determined on case by case basis.
E. A minimum 25 foot distance must be maintained in front of a bin enclosure. The enclosure must face the driveway, not parking spaces.
F. Alleys must be a minimum of 20 feet in width, and have enough room to allow for a 28 foot minimum turning radius when making turns at 90 degree intersections in the alley.
G. Containers must not obstruct travel path of refuse vehicle, or compromise the ability of the refuse vehicle to safely service the containers.

LEGEND

- RESIDENTIAL TRASH
- RETAIL TRASH

RESOLUTION NO. PC24-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF FILE NO. PUD22-006, THE WATERMARKE ONTARIO PLANNED UNIT DEVELOPMENT, ESTABLISHING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR A 5.81-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1008-513-16, 1008-522-01, 1008-522-02, AND 1008-522-03.

WHEREAS, JAT LAND DEVELOPMENT LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of the Watermarke Ontario Planned Unit Development (“PUD”), File No. PUD22-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.81 acres of land located at the northeast corner of Mountain Avenue and Fourth Street, within the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district, and is presently improved with commercial development and post office; and

WHEREAS, the properties to the north of the Project site are within the MU-8b (Mountain/Fourth Mixed Use) and Low-Density Residential (LDR-5) zoning districts and are developed with a church (currently under construction) and existing single-family land uses, the property to the south is within the Neighborhood Commercial (CN) zoning district and is developed with commercial land uses, the properties to the east are within the Low-Density Residential (LDR-5) zoning district and is developed with single-family land uses, and the property to the west is within the Neighborhood Commercial (CN) zoning district and is developed with commercial land uses; and

WHEREAS, the Project was submitted in conjunction with a Development Plan (File No. PDEV22-042) which proposes the construction of a mixed-use building containing residential and commercial floor area, for a total of 357 apartment units and 3,800 square feet of commercial space, at a density of 61.4 dwelling units per acre and a commercial Floor Area Ratio (FAR) of 0.015; and

WHEREAS, the PUD outlines the Project’s (a) objectives, including its consistency with The Ontario Plan; (b) land use plan, including zoning, phasing and build-out, and permitted land uses; (c) development regulations, including intensity and density, building envelope, vehicle access and parking facilities, parking supply and design, residential open space and common amenities, service facilities, signs, landscape and hardscape, fences and walls, public right-of-way improvements, infrastructure, and overall development standards; (d) design criteria, including those for building orientation, access

and parking facilities, service facilities, pedestrian linkages, architectural character, massing and scale, articulation and fenestration, architectural details, storefronts, materials and colors, roofs and rooftop equipment, non-residential outdoor dining areas, residential outdoor space and common recreation amenities, and landscape/hardscape elements; and (e) administration, including items not addressed in the PUD, requirements for Development Plans and other applications, and administrative exceptions; and

WHEREAS, Project approval is contingent on Planning Commission approval of the related Development Plan application and City Council approval of the Watermarke Ontario PUD; and

WHEREAS, The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified on August 16, 2022, (hereinafter referred to as "Certified SEIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the Certified SEIR, an Addendum to the Certified SEIR (hereinafter referred to as "SEIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the SEIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified SEIR, and that the Certified SEIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an SEIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 23, 2024, the Planning Commission voted to continue the Project to the February 27, 2024, public hearing, to allow staff to correct a noticing deficiency with the Notice of Filing sign on the project site; and

WHEREAS, as the first action on the Project, on February 27, 2024, the Planning Commission voted to recommend the City Council adopt the SEIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on February 27, 2024, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, recommending the City Council approve the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided

during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002; and

(2) The SEIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The SEIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the SEIR Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified SEIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified SEIR that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified SEIR was prepared, that will require major revisions to the

Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified SEIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified SEIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified SEIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified SEIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 4: ***Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the

recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Planning Commission finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP; and

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan in that the mixed-use standards and guidelines specified in the PUD align with The Ontario Plan. The Watermarke Ontario Planned Unit Development ("PUD") Objectives section titled "Consistency with The Ontario Plan", describes how the PUD complies with the Policy Plan goals, policies, and plans.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Planning Commission has required certain safeguards through conditions of approval, which have been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The adjacent neighborhoods consist of existing single-family dwellings and commercial development. The Watermarke Ontario Planned Unit Development was prepared to ensure that on-site development is sensitive to and complementary of the surrounding development, and the surrounding development is compatible with the proposed residential and commercial mixed-use development. Therefore, the Project does not affect the harmonious relationship with adjacent properties and land uses.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the PUD, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the Project was completed, including analysis of the Project size and shape, intensity of development, building height and setbacks, site access, site landscaping and drainage, fences and walls, vehicle and pedestrian circulation, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking, building orientation and streetscapes, architectural character, building materials and character, and site signage. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities for the proposed PUD and proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The PUD will establish minimum building setbacks, parking and open space requirements, private storage provisions, a planting palette, allowable land uses preferable to support the proposed development and the surrounding community, and more. These standards will facilitate the development of up to 357 dwelling units and 3,800 square feet of commercial space and accompanying improvements. The proposed PUD will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself, by means of facilitating the development of high-density apartments, restaurants, retail shops, and other commercial services that will serve to achieve the City's goals of economic revitalization of an underutilized commercial center. Lastly, the PUD will further serve to implement the vision of the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district, and the Mixed Use - Neighborhood Activity Hub: 20.0 to 75.0 du/ac; 1.0 FAR office/retail (MU-NH) land use district of the Policy Plan by allowing for this vibrant and well-designed mixed-use development.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Watermarke Ontario Planned Unit Development, attached hereto as "Attachment A", subject to each and every condition set forth in the Department reports attached hereto and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify

the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 27th day of February 2024, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Nancy DeDiemar
Planning Commission Chairperson

ATTEST:

Henry K. Noh
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC24-004, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 27, 2024, by the following roll call vote, to wit:

AYES: Anderson, DeDiemar, Del Turco, Gage, Lampkin, Ricci

NOES: None

ABSENT: Dean

ABSTAIN: None

GwenBerendsen

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD22-006
Watermarke Ontario Planned Unit Development

(Document to follow this page)

WATERMARKE ONTARIO

PLANNED UNIT DEVELOPMENT

CITY OF ONTARIO SOUTHERN CALIFORNIA

2120

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INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 5.81-acre land area located on the northeast corner of Mountain Avenue and Fourth Street.

The project site is located within The Ontario Plan (TOP) Mixed Use – Neighborhood Activity Hubs (MU- NH), which requires the establishment of a Planned Unit Development (PUD) prior to development. This PUD fulfills the requirements of Mountain/Fourth Avenue Mixed Use (MU-8b) zoning district, as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). The Watermarke Ontario Planned Unit Development (PUD) will establish development standards that apply to the affected property. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply. City staff and private developers will rely on this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives.

LOCATION

The Project is located in the City of Ontario in the County of San Bernardino. The PUD area occupies 5.81 acres of the northeast corner of Mountain Avenue and Fourth Street and includes four parcels (APNs 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03). Regional access to the Project area would be facilitated through Interstate 10 (I-10) approximately 0.6 miles north of the site, and State Route 83 (SR- 83) approximately 0.9 miles east of the site.

OBJECTIVES

Consistency with the Ontario Plan

The Ontario Plan (TOP) is the primary planning document for the City and is intended to guide City growth for the next 20 years. The Ontario Plan includes six components:

1. The **Vision** component summarizes the City's major goals for the foreseeable future as well as the preferred character to be reinforced throughout the future growth.
2. The **Governance Manual** summarizes the City's guidelines regarding decision-making authorities and actions for City leadership in order to reinforce the City's intended character.
3. The **Policy Plan** acts as the City's General Plan and includes the City's goals and policies meant to guide growth through the general plan planning period.
4. The **City Council Priorities** outlines the Council's goals for a given year.
5. The **Implementation** component summarizes the methods with which the City will execute goals and policies included in the general plan.
6. The **Tracking and Feedback** component, once updated, will catalogue the City's progress in implementing the goals and policies of the Policy Plan and Vision component.

The City's Policy Plan's goals and policies are intended to guide the City's continued growth. These goals extend to the Project's proposed residential and commercial uses and the Project area's Mixed Use – Neighborhood Activity Hub (MU-NH) land use designation. The MU-NH land use designations are intended to allow for the development of low-rise mixtures of retail and residential uses which may serve the surrounding residents.

This PUD is designed to achieve the purpose of this land use designation and comply with applicable goals and policies such as the following:

2·0·5·0 THE ONTARIO PLAN

Land Use Element

Goal LU-1: A community has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

- **Policy LU-1.1: Strategic Growth.** We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.
- **PUD Consistency.** Mountain Avenue is classified as an arterial road as well as a Class I multipurpose trail, these classifications lend themselves to high volumes of pedestrian and vehicular traffic. Additionally, mass transit bus stops are located at the southwest and northeast corners of the Mountain Avenue and Fourth Street intersection. The PUD would enable the development of multifamily residential uses adjacent to higher capacity roadways as well as available mass transit stops.
- **Policy LU-1.6: Complete Community.** We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.
- **PUD Consistency.** The PUD would allow for the development of residential and retail uses within the PUD site. The requirements presented in the PUD encourage the development of neighborhood scale commercial opportunities which would serve residents within the PUD as well as surrounding areas.

Goal LU-2: Compatibility between a wide range of uses and resultant urban patterns and forms.

- **Policy LU-2.1: Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
- **PUD Consistency.** The PUD area's MU-8b zoning designation requires that a PUD be implemented for to establish specific development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide residential and commercial uses to serve internal residents and surrounding residential area.

Goal LU-3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

- **Policy LU-3.2: Design Incentives.** We offer design incentives to help projects achieve the Vision.
- **PUD Consistency.** MU-8b zones require the creation of a PUD to establish specific development standards for a given area. Standards within a PUD may vary from the established development standards of the City's development code to achieve the City's vision more adequately or efficiently. This PUD includes design standards which strive to maintain the City's vision for stable, dynamic growth while maintaining overall quality throughout all components of the development.

Goal LU-4: Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.

- **Policy LU-4.4: Shared Infrastructure.** We encourage and facilitate the use of shared infrastructure (including shared or managed parking) in urban, mixed use, and transit-oriented Place Types.
- **PUD Consistency.** The PUD area encourages the integration of residential and nonresidential uses through mixed use development. Development standards within this PUD, therefore, encourage shared infrastructure such as parking and utility facilities. The Project includes a single central parking garage which contains all parking spaces for both the residential and retail uses in the PUD area. Additionally, the Project would provide for shared garbage collection between residential and retail uses.

Housing Element

Goal H-1: Stable neighborhoods of quality housing, ample community services and public facilities, well- maintained infrastructure, and public safety that foster a positive sense of identity.

- **Policy H-1.2: Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.
- **PUD Consistency.** The PUD describes standards which can be used to develop a mixed-use residential community with attached retail uses. These standards include open space requirements which include the creation of recreational amenities. While the PUD includes designs for a specific project, this document allows for the development of other developments if the proposed Project is removed or redeveloped. The standards within this PUD would ensure that high-quality mixed-use developments can continue to be developed within the PUD area.
- **Policy H-1.3: Community Amenities.** We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.
- **PUD Consistency.** The PUD includes parameters which require the development of private and community open space areas and recreational uses. The PUD also encourages the creation of a shared parking structure to serve both residents and retail customers and employees. The PUD also presents parking standards for passenger vehicles and bicycles that meet or exceed the City's current standards. Development standards specifically focused on site security and emergency access are included in this PUD.

Goal H-2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- **Policy H-2.5: Housing Design.** We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.
- **PUD Consistency.** The PUD includes development standards which allow for a variety of multi-family residential units near community scale retail uses. Standards presented in this PUD are designed to enable development which remains consistent with the character of the City while maintaining a modern, visually appealing aesthetic.

Community Economics Element

Goal CE-1: A complete community that provides for all incomes and stages of life.

- **Policy CE-1.6: Diversity of Housing.** We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.
- **PUD Consistency.** The PUD would provide for the development of a multi-family mixed use development in an area of the City which currently contains single family residential uses and commercial uses. This would increase the variety of housing in the area and promote neighborhood retail uses near residents as well as mass transit bus stops and higher capacity arterial roadways.

Goal CE-2: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

- **Policy CE-2.1: Development Projects.** We require new development and redevelopment to create unique, high-quality places that add value to the community.
- **PUD Consistency.** The PUD will seek to ensure a mix of residential and retail uses that will provide a variety of goods and services for both the internal residents and the surrounding area. The PUD provides standards which require the development of distinctive, visually appealing structures.

Safety Element

Goal S-3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

- **Policy S-3.8: Fire Prevention through Environmental Design.** We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces, and buildings.
- **PUD Consistency.** The PUD would incorporate fire prevention infrastructure such as fire extinguishers and smoke alarms. Additionally, the Project would provide additional fire hydrants and fire access points for fire abatement.

Goal S-7: Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.

- **Policy S-7.4: Crime Prevention through Environmental Design (CPTED).** We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings.
- **PUD Consistency.** The PUD requires the use of security lighting as well as the placement of a gated perimeter between existing developments bordering the Project area. Additionally, the PUD restricts access to residential neighborhoods from all entities except emergency personnel.

Community Design Element

Goal CD-1: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- **Policy CD-1.2: Place Types.** We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.
- **PUD Consistency.** The PUD presents development standards which require the creation of well designed, community centric mixed-use developments. The PUD establishes standards within the PUD area which would establish quality architectural and visual consistency.

Goal CD-2: A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human- scale, and distinct.

- **Policy CD-2.1: Quality Building Design and Architecture.** We encourage all development projects to convey visual interest and character through:
  1. Building volume, massing, and height to provide context-appropriate scale and proportion;
  2. A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
  3. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.
- **PUD Consistency.** The PUD will seek to accommodate the City's residential growth and enhance its economic growth by creating residential and retail opportunities within a mixed-use zone. The PUD area will be distinctive through the requirement of well-designed project(s) through standards focused on:
  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.
- **Policy CD-2.2: Neighborhood Design.** We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:
  1. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
  2. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
  3. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
  4. Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
  5. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.
- **PUD Consistency.** The PUD allows for the development of mixed-use residential structures at a human scale through the use of pedestrian walkways and minimal internal roadways. The PUD also requires the orientation of buildings to form along the public roadway. The PUD also includes standards which require appropriate site planning to ensure building orientation visibility from the street, an adequate number of driveways and sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.
- **Policy CD-2.4: Urban, Mixed Use, and Transit-oriented Areas.** We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type.
- **PUD Consistency.** The permitted uses within PUD have been established to provide residential and retail uses to serve the City's neighborhood activity hub and surrounding residential area. The PUD will ensure a mix of residential and retail uses that can be easily accessed by internal residents as well as surrounding residents.
- **Policy CD-2.8: Safe Design.** We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.
- **PUD Consistency.** The PUD provides for secure development through the placement of walls and fences between the PUD area, public roadways, and adjacent residential communities. Additionally, the PUD encourages the placement of pedestrian walkways in highly visible areas as well as the use of shielded exterior lighting fixtures. PUD standards allow for the visibility of access points from public vantage points while using secure barriers to prevent unauthorized entry.
- **Policy CD-2.9: Landscape Design.** We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
- **PUD Consistency.** The PUD requires the creation of a Landscape Plan which would be consistent with City regulations and would provide for the usage of native and drought-resistant foliage.

- **Policy CD-2.10: Parking Areas.** We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:
  1. Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.
  2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.
  3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.
- **PUD Consistency.** The PUD would require parking areas to be shielded from public view through the placement of parking away from public roadways and behind buildings. PUD standards require adequate lighting for all common areas, including parking areas, and the landscaping of all areas which do not have improvements. The Project proposes a central parking structure inset within the PUD area.
- **Policy CD-2.11: Entry Statements.** We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.
- **PUD Consistency.** The PUD would require the development of private open space amenities for residents of the PUD area as well as a clearly noted and unique frontage along Fourth Street.

Goal CD-3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- **Policy CD-3.1: Unique Identity.** We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.
- **PUD Consistency.** The PUD would encourage a sense of place by implementing design standards which provide for consistent building orientation and architectural guidelines. Additionally, the PUD provides for the creation of pedestrian accessways that allow for human scale development.
- **Policy CD-3.4: Context-Aware and Appropriate Design.** We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.
- **PUD Consistency.** The PUD establishes standards which would encourage a sense of place within the PUD area through the use of consistent landscaping and architectural design. Buffer areas are required between the PUD area and surrounding residential uses as well as walls which further limit visibility between internal and external residents.
- **Policy CD-3.5: Active Frontages.** We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).
- **PUD Consistency.** The PUD requires the enhancement of building frontages along Fourth Street frontage through the use of visually interesting architectural features and materials as well as landscaping and pedestrian accessways. Specifically, retail uses are required to present visually appealing storefronts which complement the surrounding architecture and create a distinct entryway.

City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Focus Resource in Ontario's Commercial and residential Neighborhoods
- Maintain the Current High Level of Public Safety

Watermarke Ontario Objectives

This PUD establishes the architectural and development standards which will be applied to the Project. Implementation of these standards will ensure a consistent quality in design throughout the planned community.

The objectives of the PUD are to:

- Create a pedestrian-scale walkable community within the City,
- Provide additional retail uses in close proximity to residential uses,
- Expand retail opportunities within the City,
- Provide a variety of high-quality residential units nearby commercial uses,
- Provide for flexible design and development standards to allow for the development of more urban walkable mixed-use development,
- Promote the redevelopment of an underutilized site and provide additional housing opportunities,
- Facilitate high-density residential development within the City for families and individuals, and
- Provide housing at different price points to accommodate multiple income levels.

LAND USE PLAN

Land Use Designation

The Project is located on parcels within the City which have been categorized with a MU-NH land use designation. This land use designation allows the Project to develop multifamily residential units as well as multiple retail and neighborhood commercial uses. The Project area is zoned with a MU-8B zoning designation.

Permitted Uses

Permitted and conditionally permitted uses shall be allowed as identified in the City of Ontario Development Code, Chapter 5.0, Table 5.02-1: Land Use Matrix.

DEVELOPMENT STANDARDS

This section sets forth the standards to govern the placement, height, and bulk of permitted buildings and structures; to establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Unless otherwise stated herein, all development within the Project area shall meet the applicable standards and requirements of the City's Development Code for MU-8b developments.

The purpose of these standards is to encourage a high-quality residential/mixed-use development. These standards establish flexible guidelines to encourage such development, ensure that it is of a minimum standard of appearance, and compatible with the neighborhoods.

Table 1: Applicable Development Standards on the next page summarizes the City' development standards present within the entire Watermarke Ontario Project area as well as the surrounding uses. These development standards are based on those found in the Ontario Development Code. However, in the event of discrepancies between the development standards presented in this document and those in the Ontario Development Code, this document will act as the primary regulatory document.

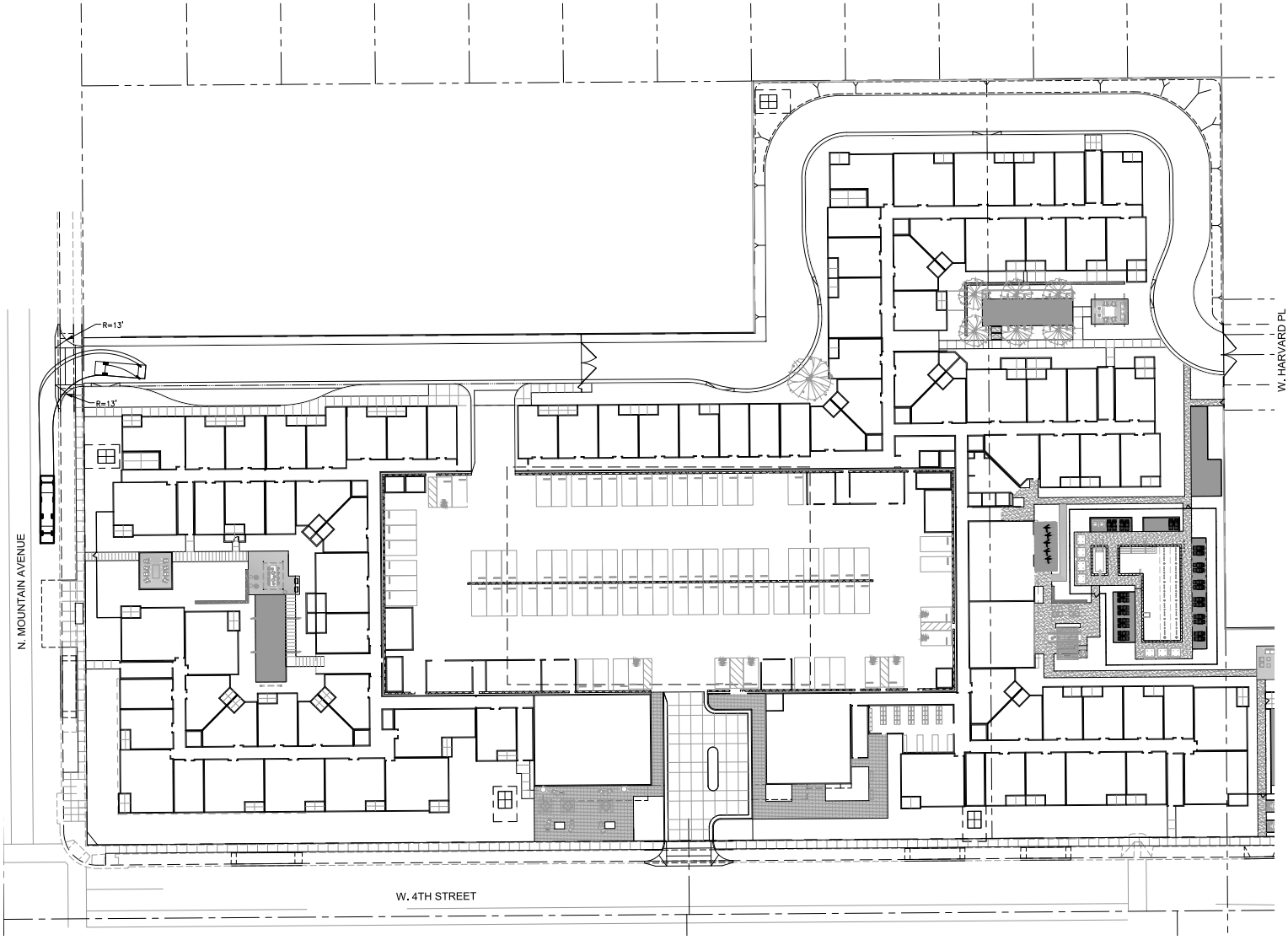


Table 1: Applicable Development Standards

Development Standard	Requirement	Consistency Discussion
Residential Density	20 – 75 du/ac	Development Strategy
Maximum Retail/Office (Nonresidential floor area)	1.0 FAR	Development Strategy
Max Building Height	5 Stories	Design Standards
Setbacks	None Specified	Design Guidelines
Min Multiple-Family Residential Parking Ratio.	1.2 spaces per bedroom 1.2 spaces per unit for studio units	Circulation
Min Retail Trade Parking Ratio	1 space per 250 sf	Circulation
Min Bicycle Parking Ratio	Residential 1 rack per 30 stalls Retail (short term) 5% of stalls (2 minimum)	Circulation
Min Landscaping	The entirety of the project site (excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view)	Landscape Standards

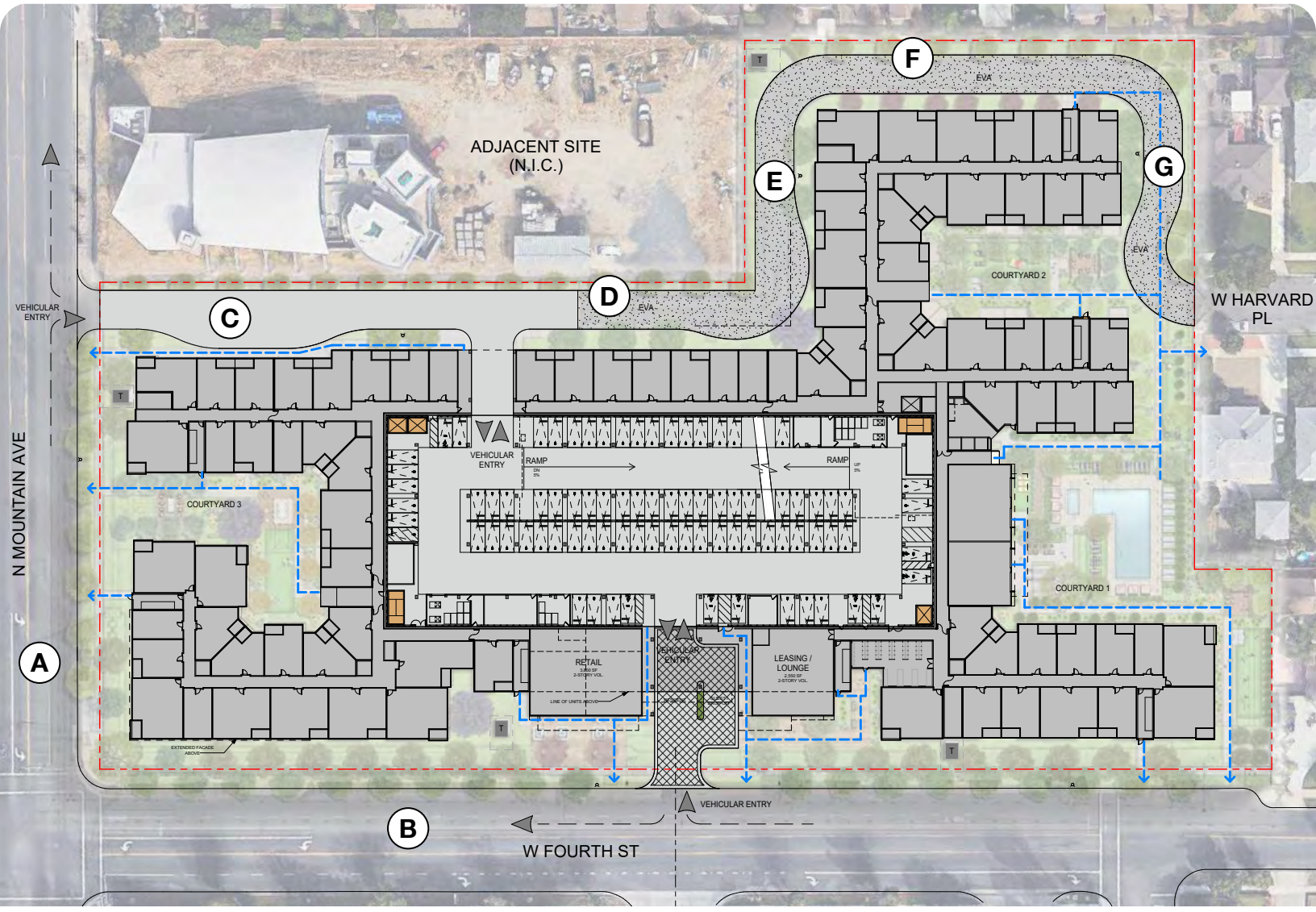
du = dwelling unit
ac = acre
FAR = Floor Area Ratio
sf = square feet

CIRCULATION

Circulation improvements within the PUD area should include adequate vehicular and pedestrian accessways throughout the PUD area. Improvements within the PUD area shall include points of access to Fourth Street and Mountain Avenue. Proposed improvements to roadways and pedestrian accessways shall be approved by the City Engineer.

The Project provides circulation improvements within the PUD area, including a primary and secondary driveway along Fourth Street and Mountain Avenue, respectively. The primary driveway consists of a two-lane gated entry along Fourth Street which leads to the southern entrance of the central parking structure. A secondary driveway connects to Mountain Avenue in the northwestern portion of the Project site and continues east toward the eastern boundary of the Project site. The secondary driveway includes a connection to the northern entrance of the central parking structure. Once past the northern entrance of the central parking structure, the secondary driveway continues east, transitioning into an Emergency Vehicle Access (EVA) lane which terminates at the eastern boundary of the Project site.

Internal circulation improvements also include a series of ramps within the central parking structure to allow vehicular access to each of the six parking levels. The ramps will allow for a bidirectional flow of traffic. The first and sixth level of the central parking structure will include a turnaround space for vehicles to change direction to either continue upwards or downwards on the ramp.



Accessible route from public right of way to building entrance

Building vehicular entry/exit

Pedestrian entry/exit

ROADWAY INFRASTRUCTURE

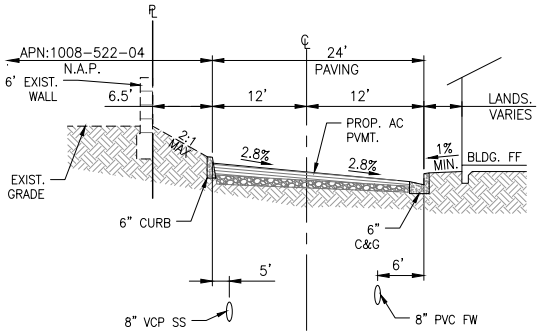
Internal Roadway Improvements

Access to the PUD site is provided through roadway connections to both Mountain Avenue and Fourth Street. External roadway access points (e.g., driveways) shall be developed at a minimum width of 24 feet. This not only allows for a bidirectional flow of passenger vehicle traffic, but also provides adequate space for the bidirectional travel for larger service vehicles (e.g., fire engines and garbage trucks).

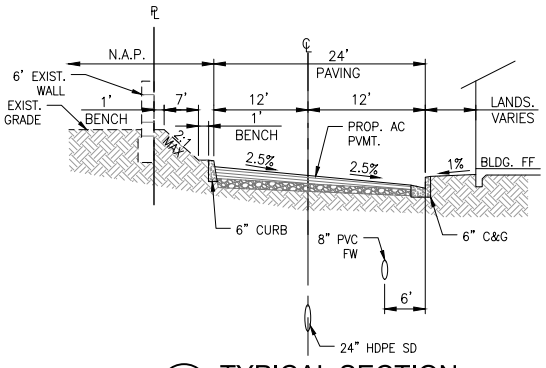
Access to the PUD site via Harvard Place shall be limited to EVA connections. EVA lane access to the PUD site shall be prohibited for non-emergency vehicles and pedestrians. EVA connections to Harvard Place shall be secured via a gated entry which shall remain closed and locked except when in use by emergency personnel.

The Project's proposed internal roadway improvements include two driveways, multiple ramps connecting the different levels of the central parking structure, and an EVA lane.

- The main entryway connects to Fourth Street via a 28.5-ft wide driveway, which continues into a 26-ft wide gated entry for the central parking structure. A 20-ft wide guest drop-off lane is attached to the main entryway. These driveways are separated by a 6-ft wide landscape island.
- The secondary entryway connects to Mountain Avenue via a 24-ft wide driveway leading to a 90-degree connection to a 24-ft wide entry into the central parking structure.
- An EVA lane will connect to the secondary entryway, continuing the 24-ft wide driveway east to Harvard Place. The EVA lane will consist of paved portions of the northeast perimeter of the Project area. The EVA lane will terminate at a 6-foot-tall gate placed at the EVA lane's point of connection to Harvard Place.
- The 6 levels of the parking structure will be connected by 24-ft wide ramps that connect each of the parking levels to the surrounding residential structure.



E TYPICAL SECTION N.T.S.



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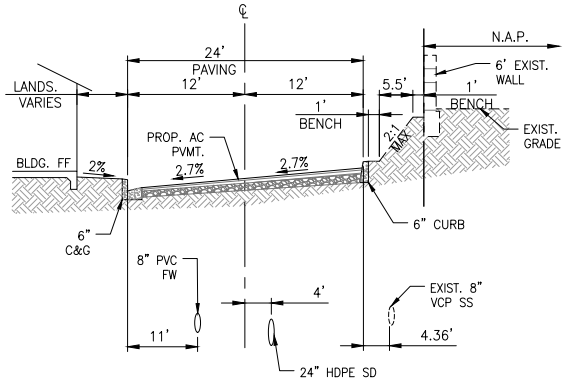
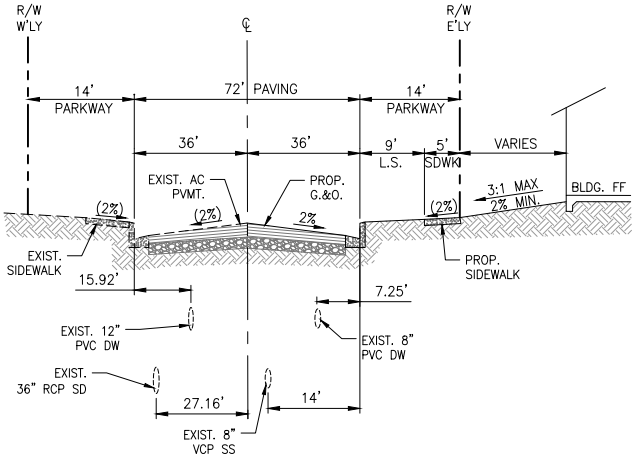


G TYPICAL SECTION N.T.S.

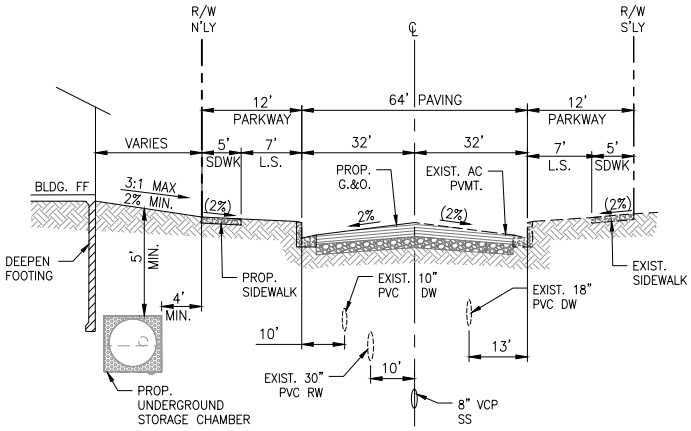
Public Right of Way Improvements

The public right-of-way improvements required are to include but are not limited to the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, streetlights, bus stop, bus shelters, and amenities.

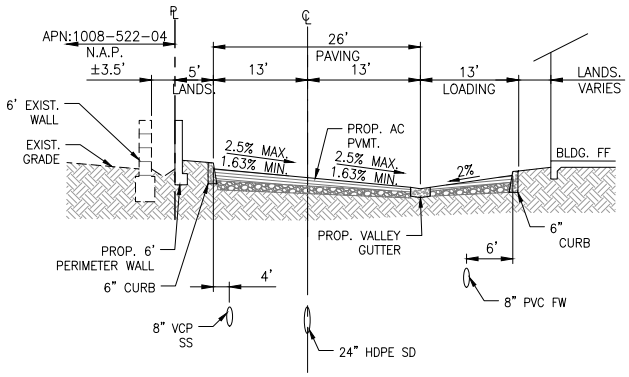
Development along public rights-of-way must be approved by the City.



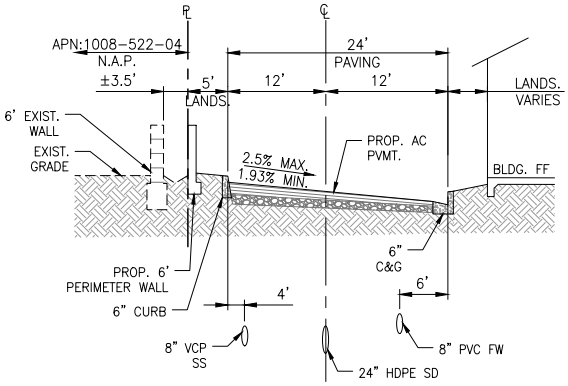
A N. MOUNTAIN AVENUE
N.T.S.



B W. FOURTH STREET
N.T.S.



C TYPICAL SECTION
N.T.S.



D TYPICAL SECTION
N.T.S.

Parking

Parking should be provided within the PUD area for residential and retail uses. Residential parking shall be provided at a rate of at least 1.2 spaces per bedroom (includes guest parking). Studio unit parking shall also be provided at a rate of 1.2 spaces per unit. Retail uses parking shall be provided at a rate of 1 parking space for each 250 sf of commercial floor area.

Parking space dimensions, drive aisles, etc. shall conform to the design standards set forth in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code. On-street vehicular parking along Fourth Street and Mountain Avenue shall be prohibited. Fourth Street and Mountain Avenue are both public streets and may not be designated for guest parking. On-street parking may not be used to meet the requirements for on-site parking as indicated in Division 6.03 of the Ontario Development Code.

Parking requirements for each unit type are summarized in **Table 1: Applicable Development Standards**.

The Project will provide 643 residential parking spaces and 16 retail parking spaces within the central parking structure for a total of 659 parking spaces. Retail parking spaces will be located on the ground floor of the parking structure with the remaining spaces utilized for residential parking. Twenty-four bicycle parking stations will be provided based on a ratio of 1 bicycle rack per 30 parking stalls. The amount of residential provided bicycle racks will exceed the required 22 stalls based on e 643 provided residential parking stalls. **Table 2: Project Parking Consistency** summarizes the Project's proposed parking counts compared to the standards established for the PUD.

Table 2: Project Parking Consistency

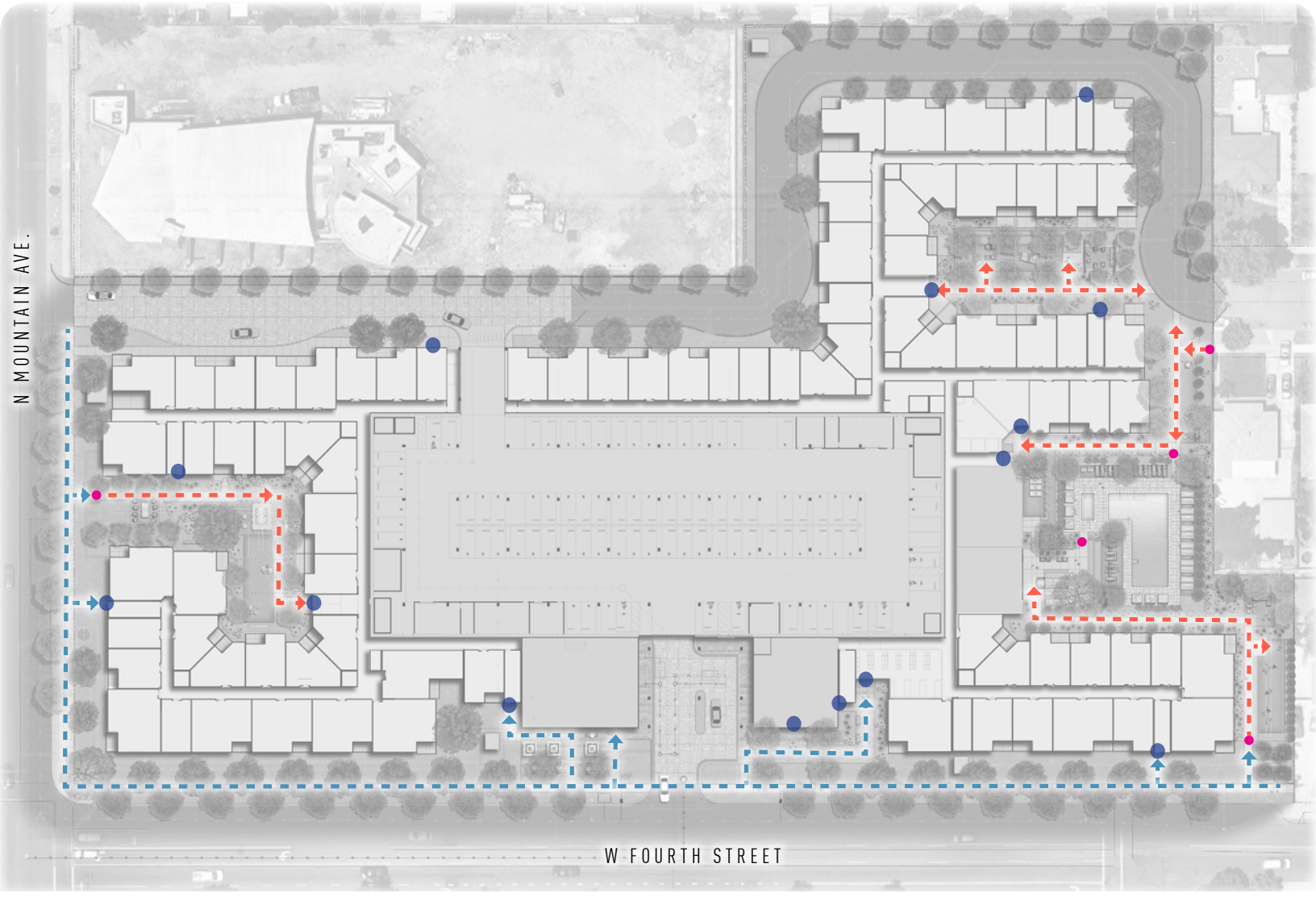
Standard	PUD Requirement	Project Consistency
Residential Parking Ratio	1.2 spaces per bedroom (1.2 spaces per studio unit)	1.4 spaces per bedroom (including studio units)
Minimum Residential Spaces	555 Spaces	643 Spaces
Minimum Retail/Office Parking Ratio	1 space per 250 sf	
Minimum Retail/Office Parking Spaces	16 Spaces	16 Spaces
Minimum Bicycle Parking Ratio	Residential: 1 rack per 30 stalls Retail (short term): 5% of stalls (2 minimum)	
Minimum Residential Bicycle Racks	22 Racks	22 Racks
Minimum Bicycle Racks	2 Racks	2 Racks

Pedestrian Connections

Pedestrian connections shall be provided to the PUD site from Mountain Avenue and Fourth Street. Private pedestrian accessways shall be developed between each building and dwelling unit within the PUD site. The PUD area shall be developed such that internal vehicular traffic is limited to parking areas and main driveways. Pedestrian accessways within the PUD area outside of parking structures should be landscaped and be made of complimentary materials to the building theme.

The Project will connect to existing pedestrian sidewalks along Fourth Street and Mountain Avenue. Internal pedestrian circulation will include pathways between buildings and dwelling units and the parking structure. Residents will be able to access all areas of Watermarke Ontario, including amenity areas, through walking paths and paved sidewalks. Vehicular traffic will be limited to the central parking structure, its entryways, and external roadways.

Pathways within the Project which are adjacent to amenities and open space areas will be created with various materials, including stone, concrete, and wood paneling to give each area of the Project site its own unique character.



Private Walks Public Walks Resident Access Gate Building Entry

INFRASTRUCTURE AND UTILITIES

Utility infrastructure within the PUD area such as water, sewer, recycled water, and electricity facilities shall connect to existing City infrastructure systems along Mountain Avenue and Fourth Street and propose new facilities within existing utility easements and rights of way. Each utility shall be buried at varying depths, based on City standard, to create a separated, identifiable system.

Telecommunications

Residential developments within the PUD shall include connections to telecommunications services either through existing overhead cable and telephone lines, through the placement of fiber optic cable, or undergrounding based on site conditions and the City's discretion.

The Project includes the placement of new fiber optic cable along the northern, southern, and western portions of the Project site with multiple connections made to each building.

Water, Sewer, and Stormwater

Domestic water connections shall be made via the existing domestic water main running below Fourth Street along the southern portion of the PUD area.

The Project includes the placement of one domestic water meter, one domestic water master meter, and one domestic water backflow in the southern portion of the Project site. The Project includes a new recycled water meter connection along the southern portion of the site which would connect to the existing recycled water main below Fourth Street.

The Project proposes a new fire water line connection to the existing domestic water line beneath Mountain Avenue via a double check detector assembly (DCDA). The Project fire water line will follow the path of the secondary driveway and EVA lane to the PUD area's eastern perimeter where it will continue south along the Project site perimeter. The Project fire water line will then connect to the existing domestic water main below Fourth Street via a DCDA. Multiple points of connection from the fire water line to Project structures will be made within the northern portion of the Project site. Additional fire hydrants will be placed along the southern and western portions of the Project site.

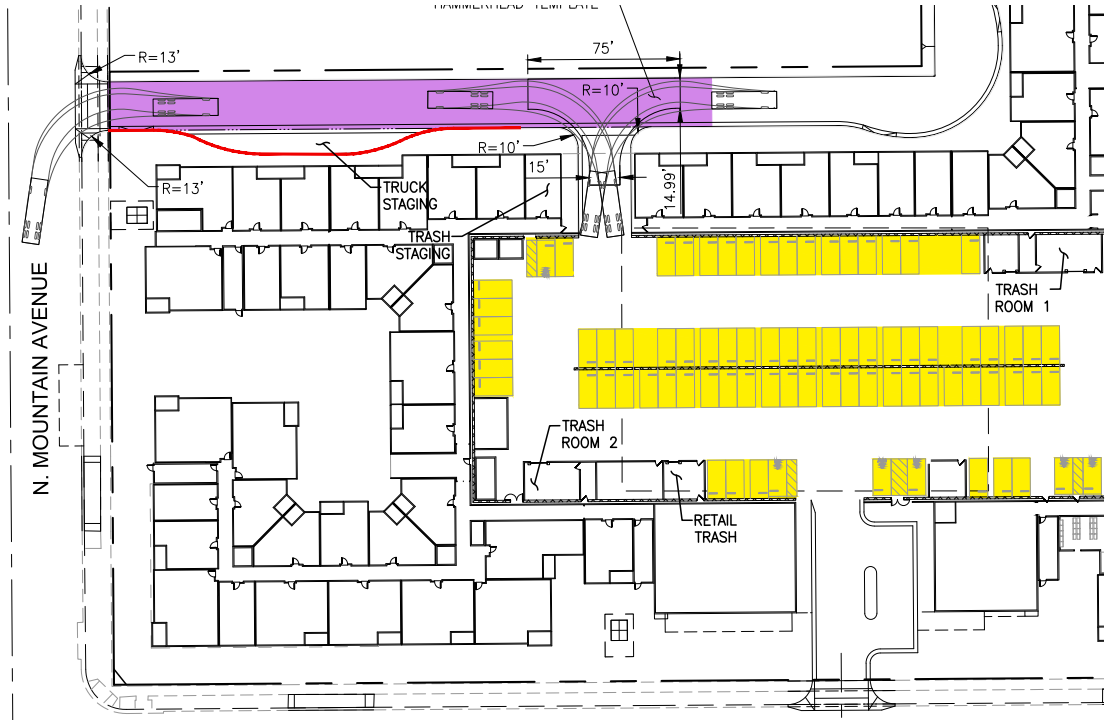
Sewer infrastructure proposed for the Project site will run along the secondary northern driveway and continue along the EVA lane before terminating at a sewer lateral on the northwester portion of the EVA lane. An additional sewer line will branch from the northern line at the secondary entrance of the central parking structure and cross the site from north to south, connecting to a proposed line below Fourth Street. The Project proposed public sewer main below Fourth Street connecting to an existing sewer main below the intersection of Mountain Avenue and Fourth Street. Multiple sewer lateral connections will be made to the existing sewer main within the sanitary sewer easement adjacent to the eastern border of the Project site. The existing sewer main runs north-south along the Project site before transitioning east between Harvard Place and Fourth Street. Multiple laterals placed along the proposed and existing sewer facilities will form connections to each unit and retail use.

Developments within the PUD area shall provide on-site stormwater drainage facilities which comply with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements. These facilities may include vegetated swales, depressed landscaped basins, pervious concrete pavement, and underground stormwater retention/infiltration vaults. All proposed Development Plans must prepare a Preliminary Water Quality Management Plan to ensure water quality management.

One underground retarding basin and one underground infiltration chamber will be placed on the western and southwestern portions of the Project site, respectively. A dry well will be placed in the southeastern portion of the site and will connect to the proposed onsite storm drain system.

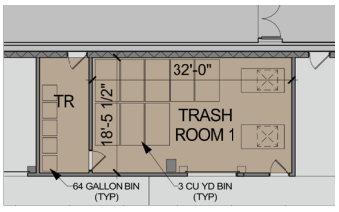
New storm drainage lines will connect to existing storm drain facilities below Mountain Avenue. The Project storm drain lines will run along the inner perimeter of the PUD area. An underground infiltration chamber will be placed below the southwestern corner of the Project site. Additionally, an underground retarding basin will be placed below Courtyard 3. A modular wetland, a pump, and a flow control structure will be placed along the southeastern portion of the PUD area.

Solid Waste



Individual refuse containers should be provided for each residential unit and collected in group waste bins within trash enclosures for pickup by City Integrated Waste Department. Refuse and recyclable materials collection facilities shall be designed consistent with the City's Building and Development Code and shall be designed to be consistent with the overall theme of the surrounding PUD area, including materials and aesthetic elements of both the specific area and the overall PUD area. Trash enclosures should be placed throughout the site to allow for waste collection and shall be shielded from pedestrian view. The PUD roadways shall be designed to allow for utility service vehicles (such as waste collection vehicles) to enter and exit the site via Mountain Avenue.

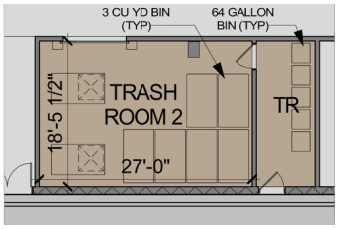
All refuse enclosures shall be located on major drives aisles within developments to achieve adequate circulation for refuse vehicles. Enclosures must be designed so that refuse and recycling containers may be accessed by the generator and serviced by the service provider without moving other bins. To encourage recycling, enclosures designed for a maximum of one (1) bin are prohibited.



ENLARGED TRASH ROOM 1
N.T.S.

All Priority Land Use (PLU) areas (areas which include mixed uses containing residential densities of at least 10 dwelling units per acre) within this Development Plan shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.

Individual refuse and recyclable materials collection pick up and storage locations have been designed for the project. Trash and recycling bins shall be provided for each unit. Two residential trash rooms will be placed in the northeast and southwest corner of the parking structure. First floor residents are able to dispose of their trash in either of these rooms. Each subsequent floor of the residential structure will have access to garbage chutes also located in the northeast and southwest corner of the parking structure. These chutes deposit refuse directly into the first-floor trash rooms.
A retail trash enclosure is also provided in the southwest corner of the central parking structure.



ENLARGED TRASH ROOM 2
N.T.S.

Scout trucks will be used to consistently monitor trash levels and transfer full containers to the main trash enclosure on the north side of the PUD area. The bins within the trash enclosure will be picked up by the City's Integrated Waste Department. The City's Integrated Waste Department will utilize the secondary northern driveway as site access. This process of trash retrieval will be shielded from view will be made efficient through the creation of a truck access lane attached to the secondary entrance driveway.

Utility Screening

All ground mounted equipment within the PUD area shall be screened and designed to not detract from the architecture of the Project site. Air conditioners, and other utilities, shall be screened from adjoining properties and public rights or way by a visual barrier. Water, sewer, telecommunication, and electricity utility lines shall be buried underneath roadways to not only shield them from public view, but also to ensure their protection from hazards such as precipitous weather and rodents.

Utility buildings shall be installed/designed to incorporate architectural elements or screening or to be placed in a manner to reduce visual impacts to the community. Roof mounted equipment, including ladders and antenna devices, shall be located and/or screened so that it is not visible from streets and adjacent buildings; or shall be designed to be integrated to the building's form where possible. Roof decks and rooftop mechanical units may be visible from adjacent developments and therefore shall be screened and painted to match the finish of the roofing material in order to be as unobtrusive as possible. Rooftop levels shall therefore be developed with parapets which encircles and rooftop area which contains rooftop mechanical equipment in order to further shield them from view. Rooftop parapets should be designed to match the materials and color scheme of the adjacent portion of the building. Roof decks should be designed to match or compliment materials and colors used in the adjacent portions of the building and create a sense of consistency between building components.

DEVELOPMENT STRATEGY

Nonresidential uses (i.e., retail and office), within the PUD area shall be developed at a maximum intensity of 1.0 FAR. Residential density within the PUD area shall range from a minimum of 25 du/ac to a maximum of 75 du/ac. These densities are consistent with development standards established for City's MU-8b zones.

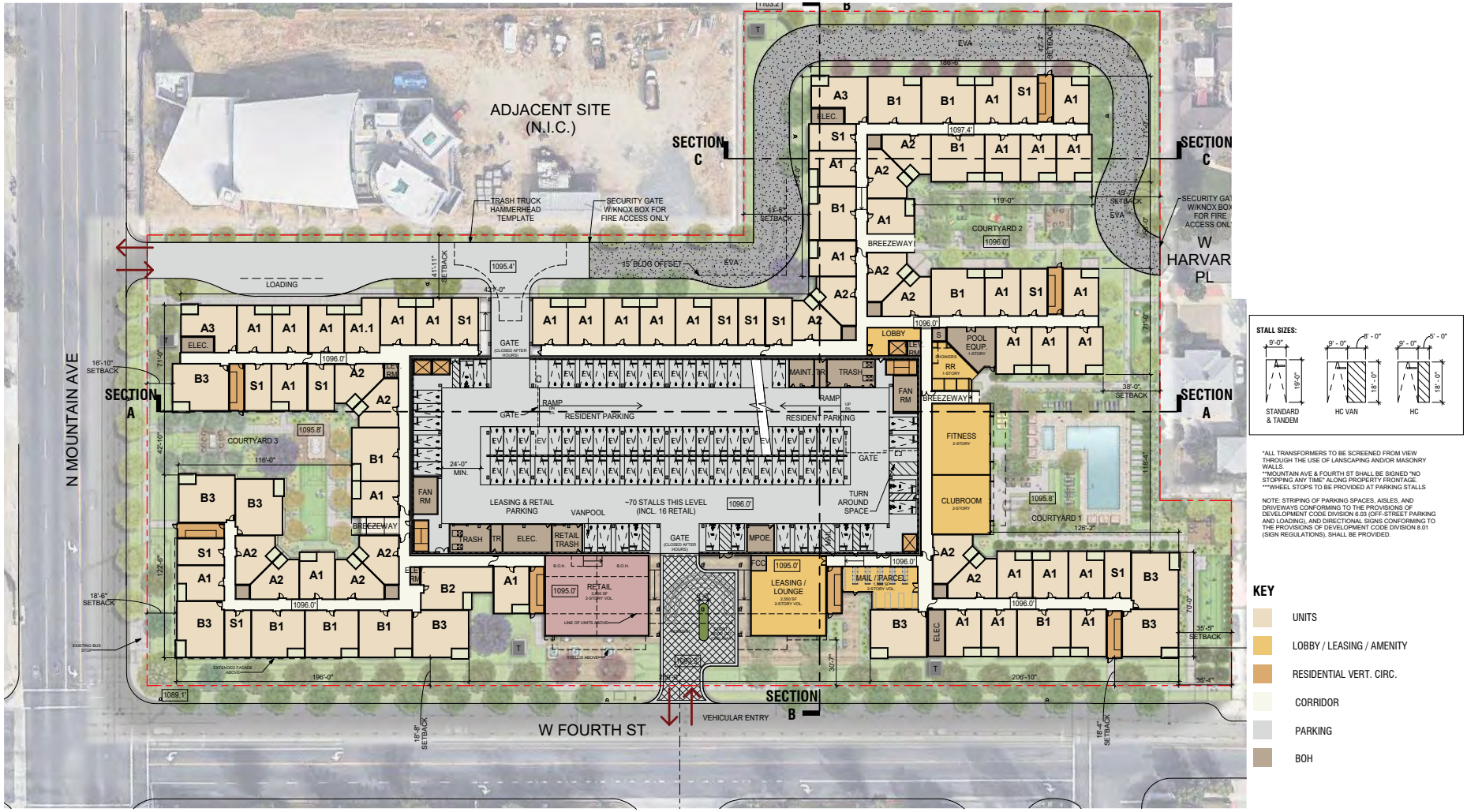
The Project proposes the creation of 3,800 square feet of retail/office space along the PUD area's Fourth Street frontage. Project retail/office uses are proposed at an intensity of 0.02 FAR. The Watermarke Ontario Project proposes the creation of 357 multifamily residential units with an overall density of 61.5 du/ac.

The Project's 357 residential units would consist of studio, 1-bedroom, and 2-bedroom apartment units. The studio units are available in one floorplan and the 1- and 2-bedroom units are available in three floorplans. The PUD floorplans range in size from 576 square feet to 1,172 square feet. **Table 3: Floor Plan Standards** details the dimensions and development standard of each of the three available floor plans.

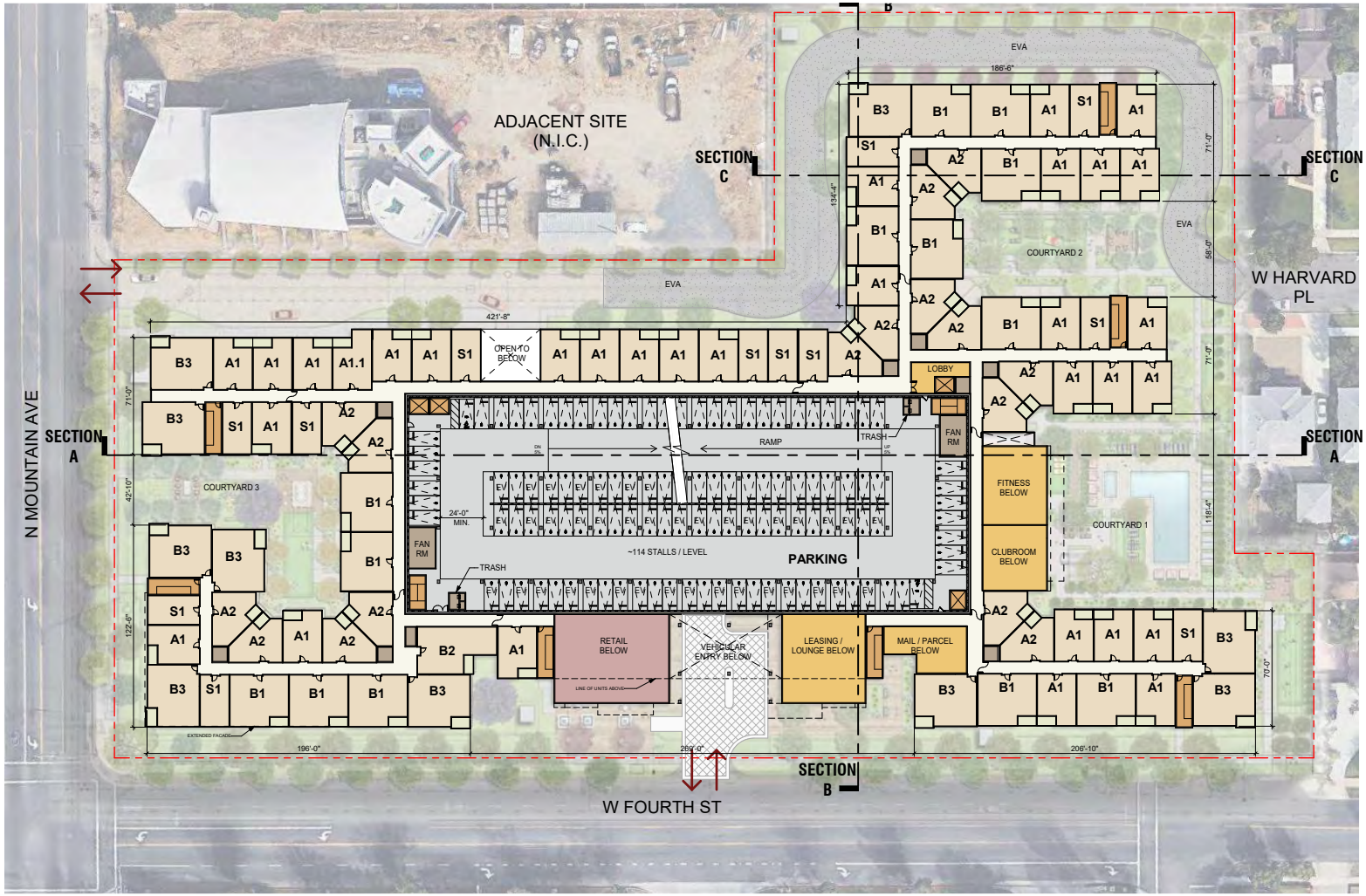
Table 3: Floor Plan Standards

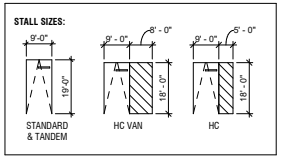
Floor Plan #		Bedrooms	Bathrooms	Square Feet	Unit Count
5	**1**	Studio	1	576	50
A	**1**	1	1	696	138
	2			707	62
	3			891	2
B	**1**	2	2	1,080	62
	2			1,172	6
	3			1,138	37

Ground-Level Building Plan



2nd Level Building Plan



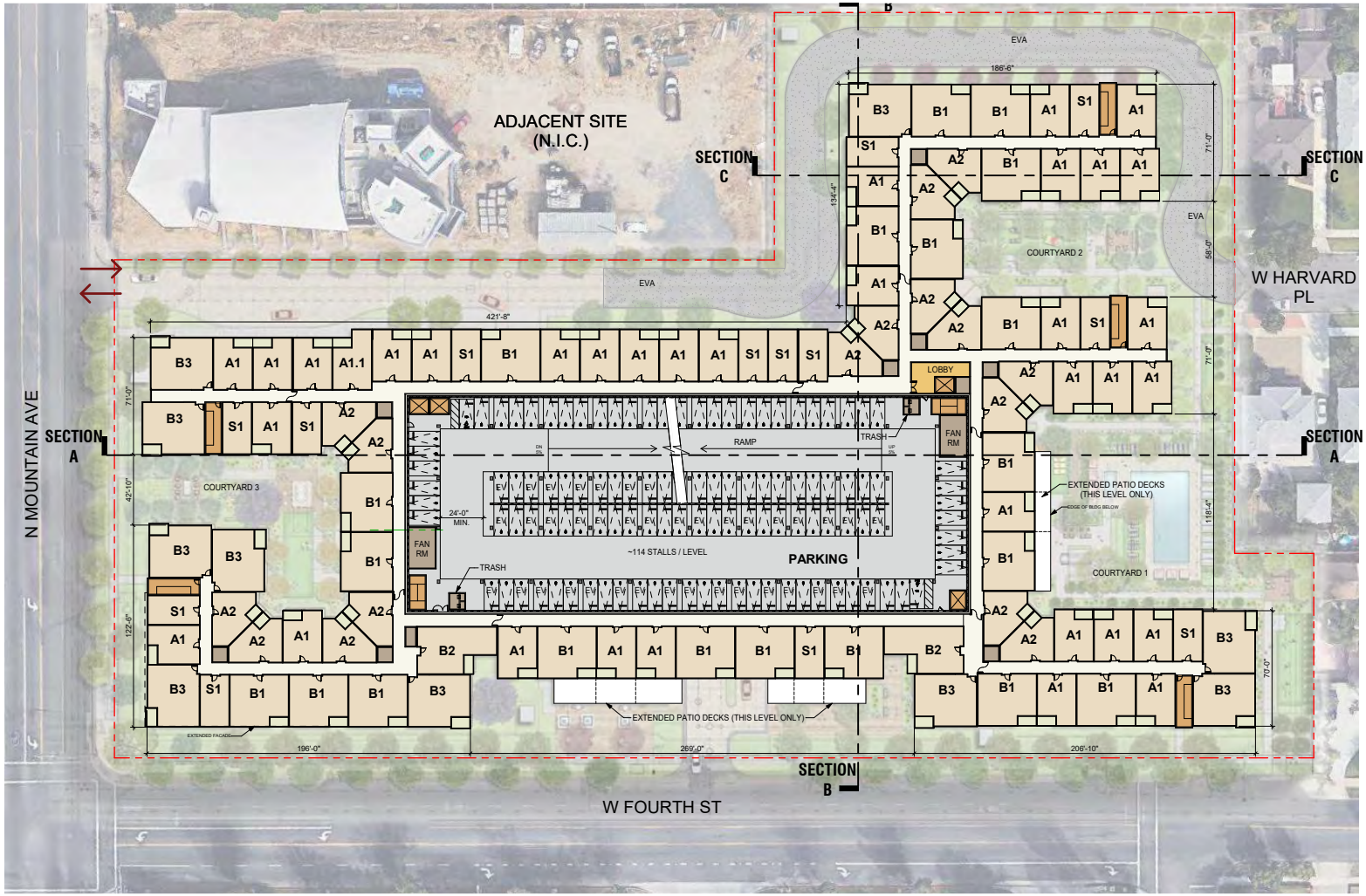


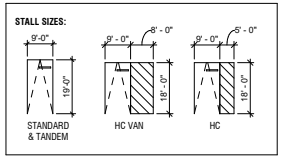
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

3rd Level Building Plan



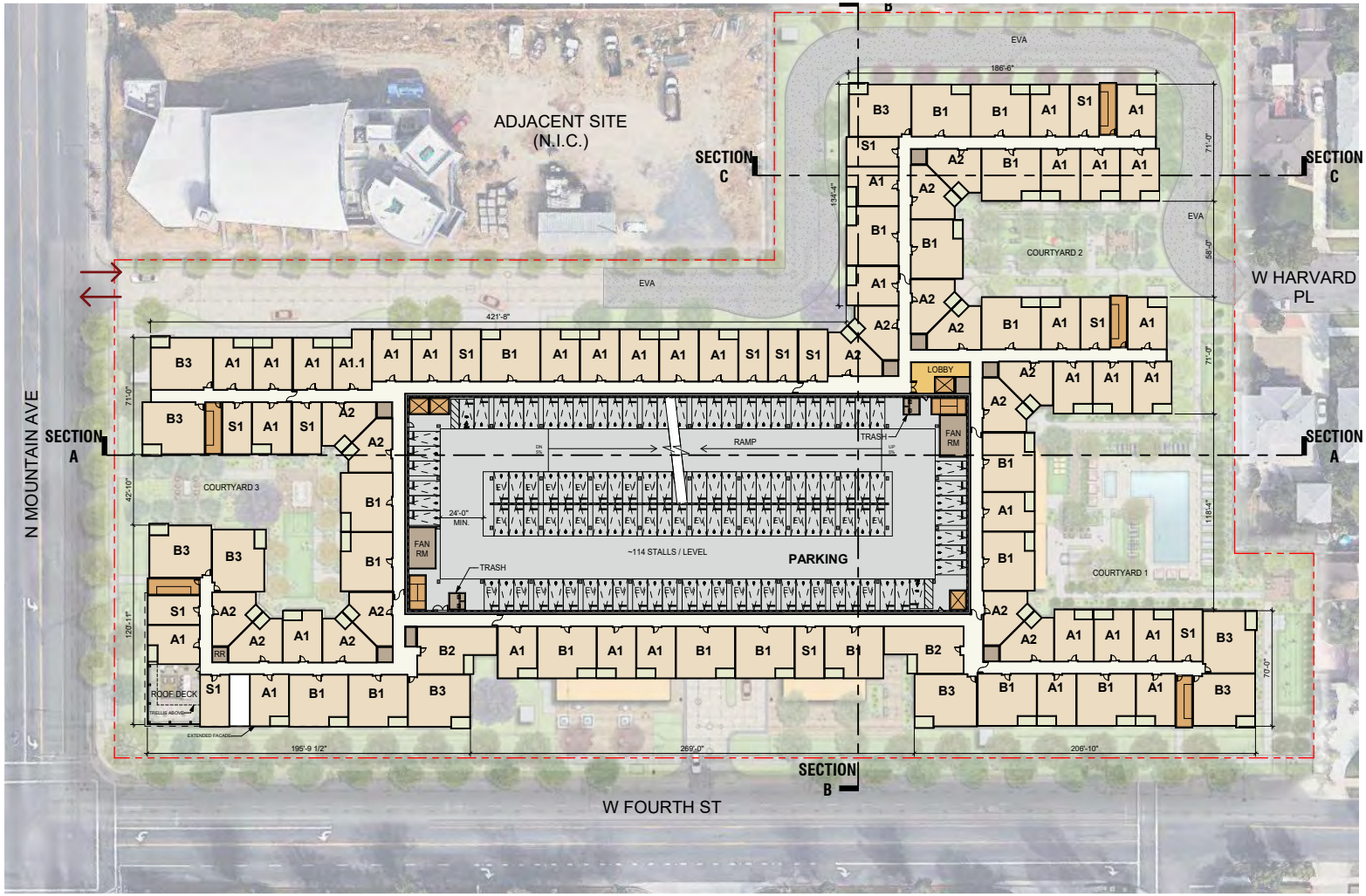


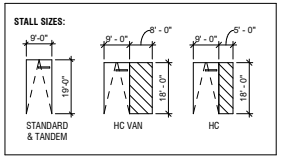
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

4th Level Building Plan



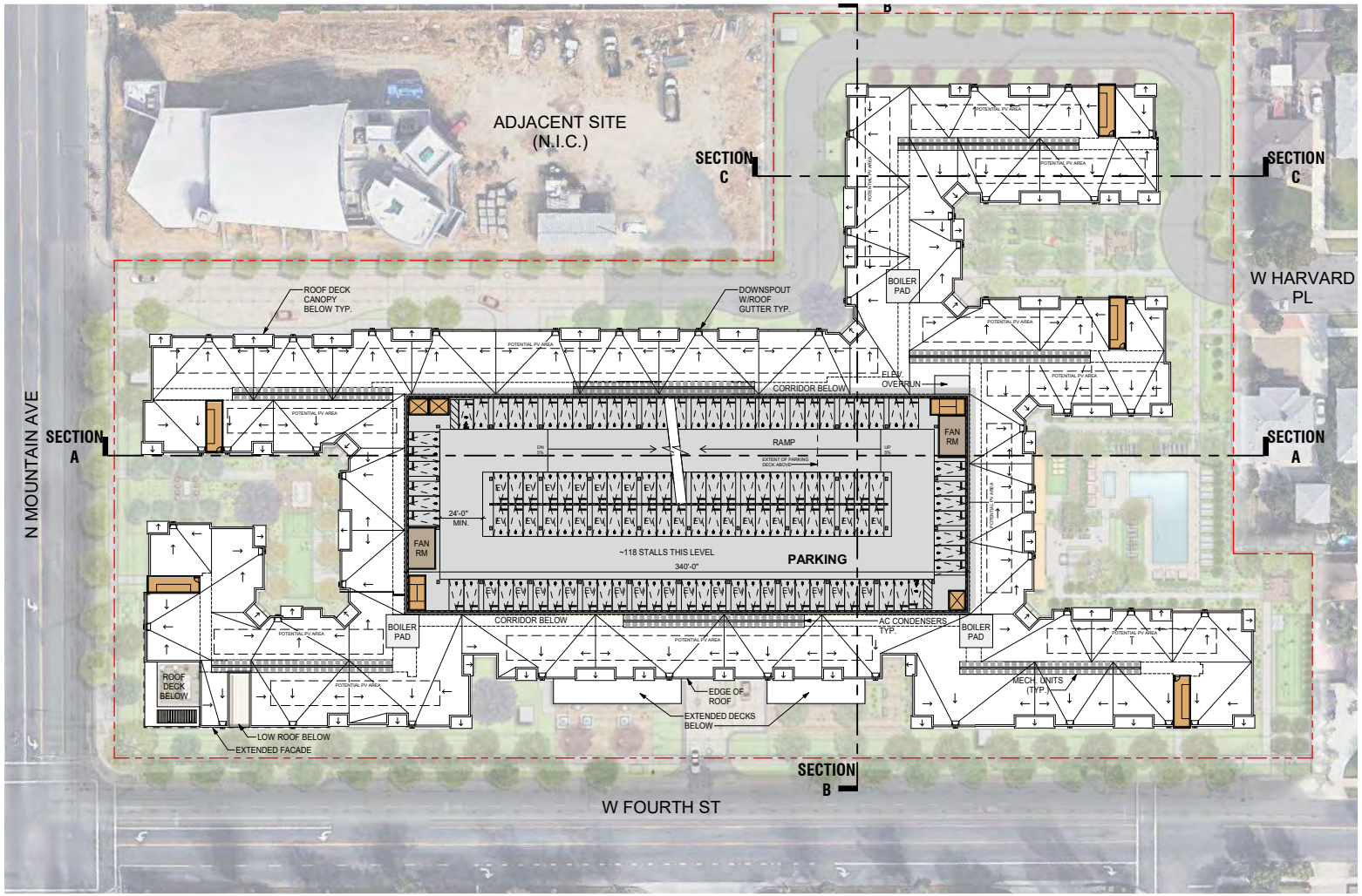


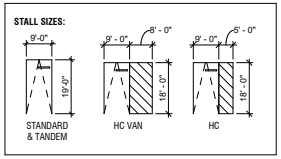
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

5th Level Building Plan



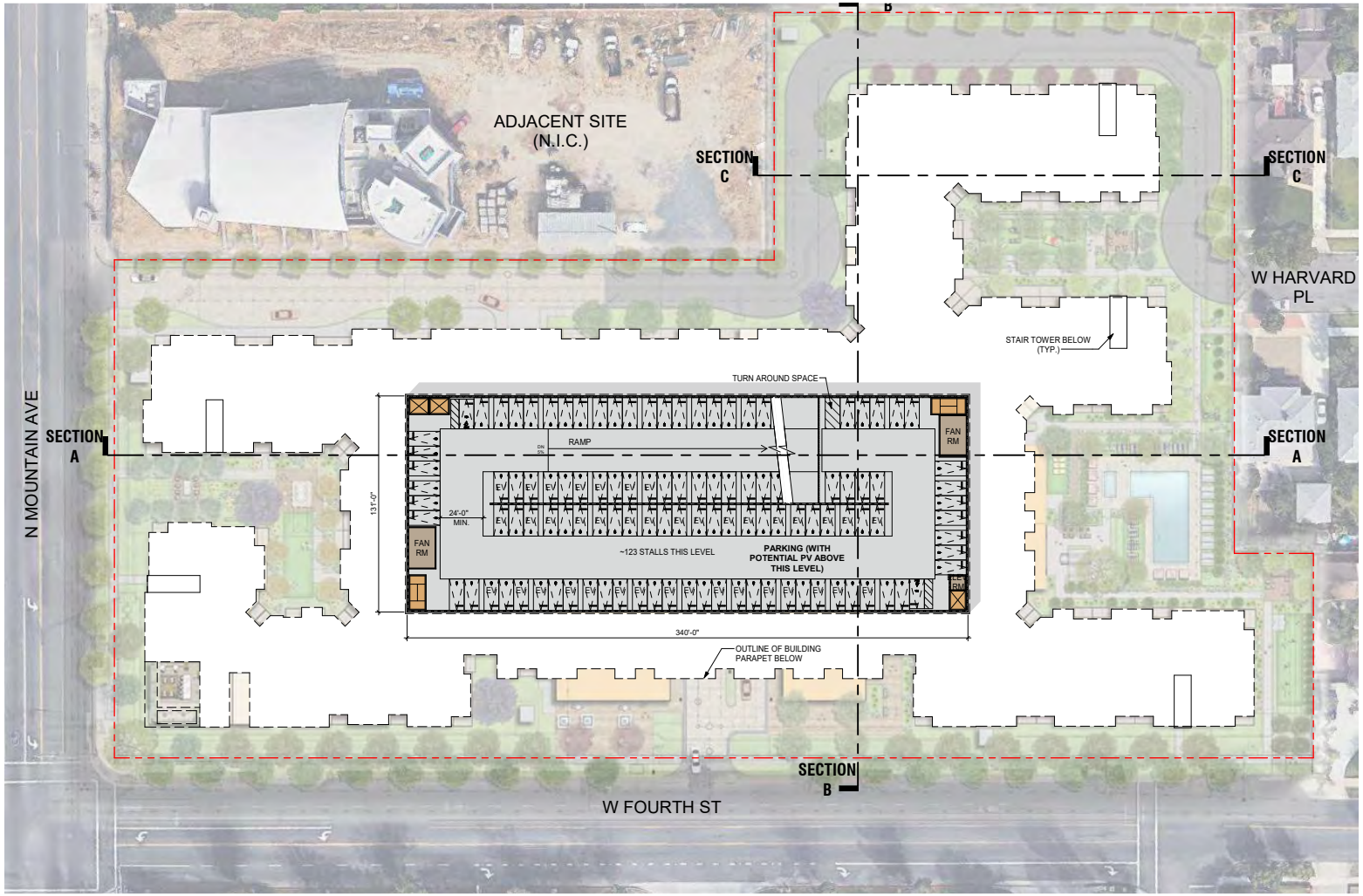


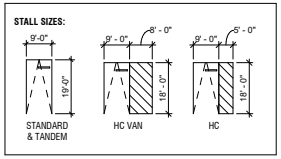
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

6th Level Building Plan (Parking Structure Roof)



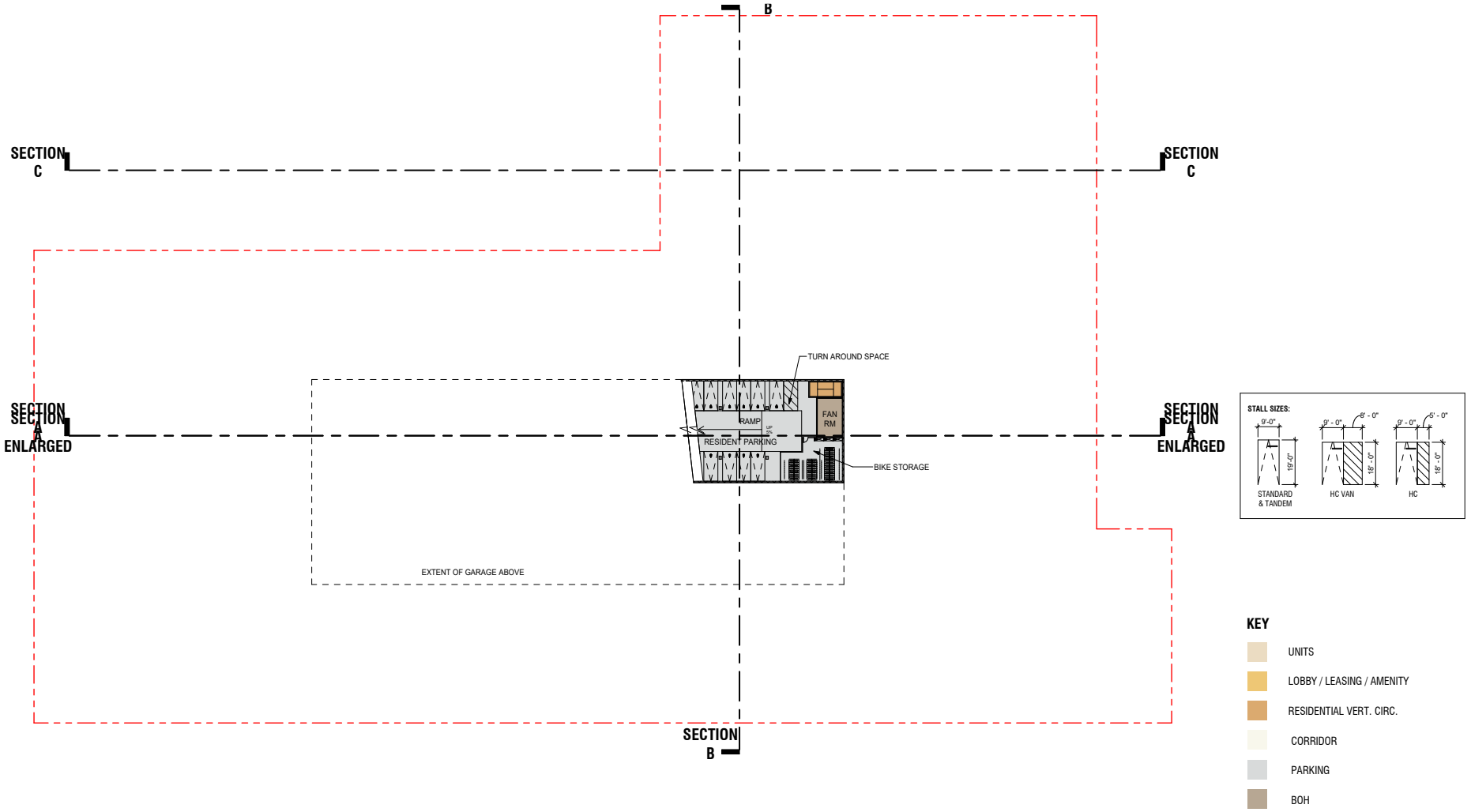


*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

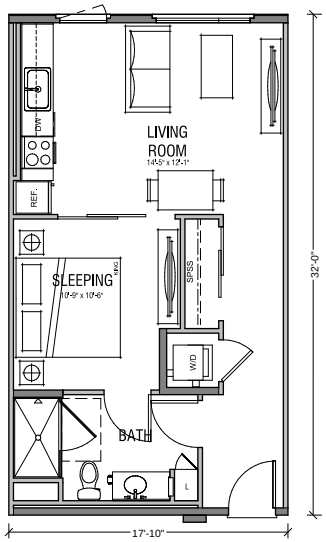
KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

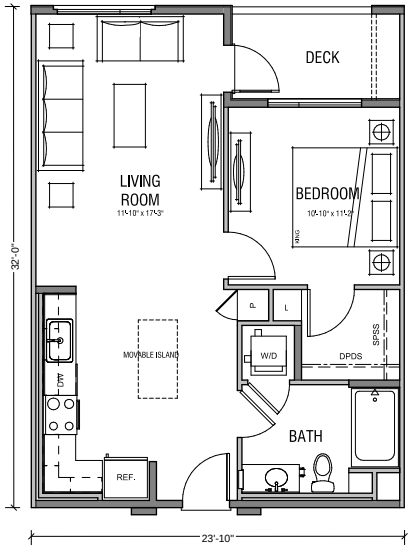
B1 Basement Level



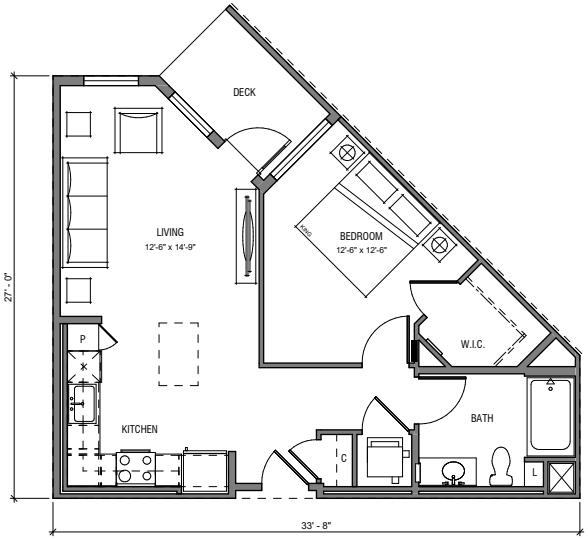
Typical Unit Plans | Studio & 1 Bed



UNIT S1
STUDIO / 1 BATH

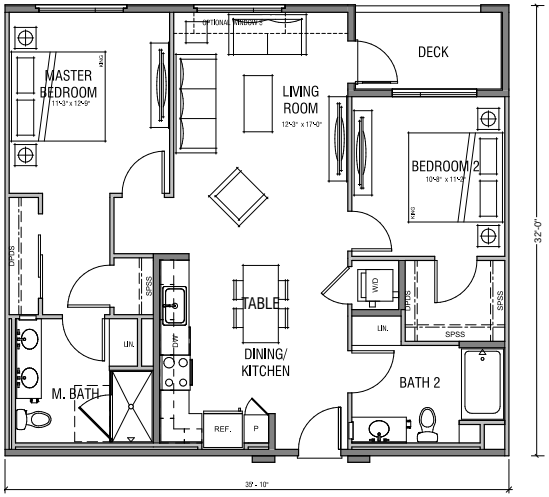


UNIT A1
1 BEDROOM / 1 BATH

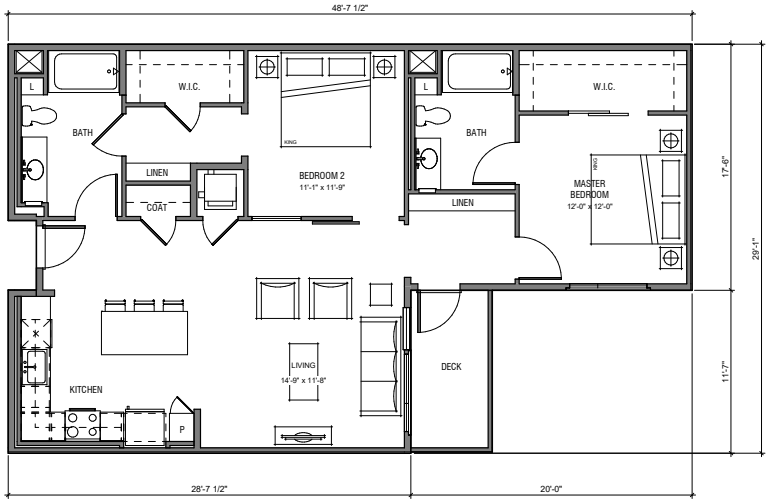


UNIT A2
1 BEDROOM / 1 BATH

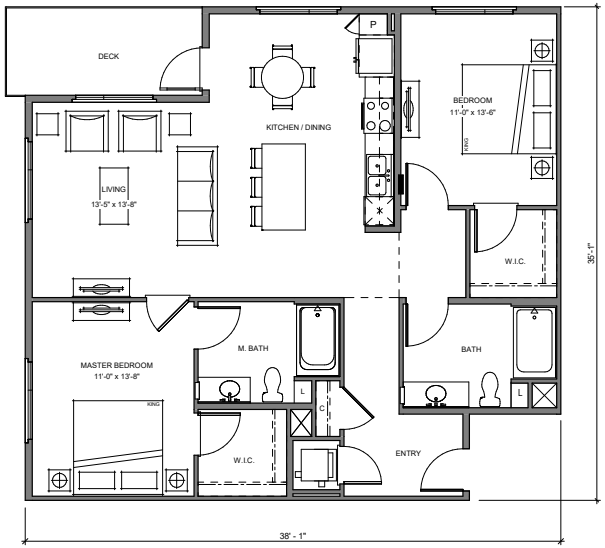
Typical Unit Plans | 2 Beds



UNIT B1
2 BEDROOM / 2 BATH



UNIT B2
2 BEDROOM / 2 BATH



UNIT B3
2 BEDROOM / 2 BATH

DESIGN GUIDELINES

The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality commercial development. The guidelines contained here are consistent with the standards presented in **Table 1: Applicable Development Standards** above.

The design guidelines provided in this section are designed to be compatible with the vision of the Mixed-Use Neighborhood Activity Hub and provide site specific guidance for the development of the project area. The design guidelines in this PUD are intended to provide direction to developments within the PUD area. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s).

Building Orientation

Building frontages shall be oriented towards Fourth Street. Frontages should be enhanced with entry elements, interesting architecture, enhanced materials, and pedestrian scale to provide connection between the development and the street. Fourth Street shall provide primary access to the site with Mountain Avenue acting as a secondary access point. Retail uses developed within the PUD area shall have entrances oriented toward Fourth Street. Indoor residential amenities (e.g., gyms and common areas) may be oriented towards interior pedestrian open spaces.

The Project will consist of one large multifamily building with integrated retail and parking uses. The Project will be developed as a wrapped style development with one central multilevel parking structure surrounded on all sides by residential units, retail uses, and amenities. The building will be developed with inset amenity spaces, courtyards, and additional pedestrian accessways. This will allow a natural, organic buffer to occur between the building and any surrounding roadway or development. Each side of the building will be designed to be aesthetically pleasing to any passersby; however, the main side will be oriented toward Fourth Street. The rear entry, adjacent to Mountain Avenue, will be a secondary elevation/frontage. Residential units will have their entryways oriented toward the inside of the complex with balconies and windows facing the exterior of the complex. Pathways to each unit will also be placed within the complex and connect with separate pedestrian pathways that lead to external portions of the complex.

North Elevation

Setbacks

Buildings within the PUD area shall maintain a minimum setback of 10 feet from the front and interior side PUD area boundaries. Additionally, buildings within the PUD area shall maintain a minimum setback of 10 feet from adjacent arterial, collector, and local streets.

Landscaping shall be used within each setback to soften each building's appearance as well as designed with windows or design elements. The use of a 10-foot setback for the sides of buildings adjacent to adjacent residentially zoned parcels would allow for a softer transition to nearby residential uses.

The Project will maintain a minimum setback of 10 feet for front, side, and all street setbacks. All unimproved setback areas within the Project area will be landscaped.

Architectural Character/Details

Building frontages along Fourth Street must be developed to be visually appealing with enhanced materials and landscaping. Building signage and addresses should be clearly visible from the street. Residential and Non-Residential land uses should be visually distinguishable from each other while maintaining an overall theme with the building frontage through the use of similar materials and color palette.

Buildings within the PUD area should be designed so that each side of the building is visually consistent within itself while not needing to be consistent with other sides. However, the complimentary usage of materials and color pallets should be implemented to ensure unity among each side of the building.

The Project's main building will include a break in design between the first floor and the remaining floors to create a natural separation between the mixed uses present on the ground floor and the residential uses in subsequent floors. The overall building will be designed in a contemporary modern style with aesthetically pleasing geometric symmetry between features and units as well a mixture of materials and colors.

Architectural variety will also be used in each façade through a blending of materials including cement board tiles and stone veneer and balconies with metal panel railings. Each level beyond the first story will be expanded beyond the footprint of the first level.

Important or unique portions of the building (such as the retail use or leasing office) will be emphasized through an expanded footprint and large glass frontages. The extended footprint will terminate at the third story and provide differentiation of the points of interest from the remaining residential units. The retail and leasing office will also act as the building frontage, with both on either side of the main entryway.

South Elevation

Massing and Scale

Parking areas should be inset within the PUD area and placed behind buildings. Parking areas within the PUD area shall be a maximum of two stories higher than the nearest residential building.

Taller structures should be centered within the PUD area, with shorter structures developed along the perimeter of the PUD area and the tallest structure at the center of the PUD area. Shorter structures shall not be placed behind taller structures along roadway adjacent portions of the site. This will allow for adequate shielding form views along public roadways. No buildings shall exceed a maximum height of 65 feet, inclusive of rooftop utility facilities and attachments.

Buildings shall not be placed continuously along the entirety of the PUD perimeter. The PUD perimeter shall be broken up with buildings, landscaping, courtyards, and other pedestrian features in order to encourage visual dynamism.

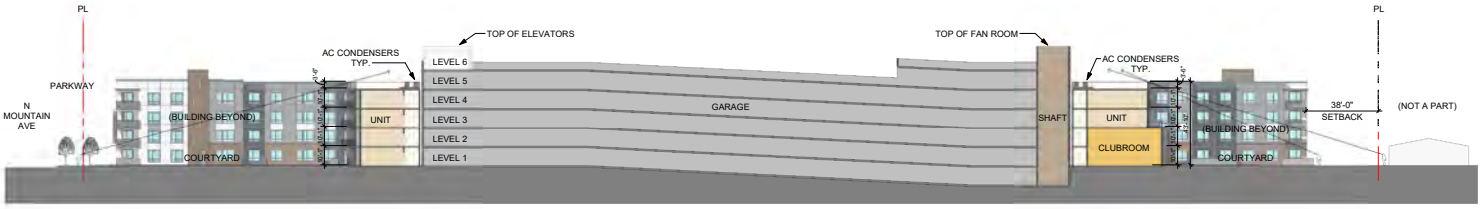
Material and/or color variations should be applied to building facades based on internal architecture. For example, balconies and stairwells should vary in design from the outer walls of residential or retail uses. These variations should be implemented through the use of complimentary materials and colors.

First story developments should be distinguishable from subsequent stories along each building through the use of separate, but complimentary design features such as materials and colors.

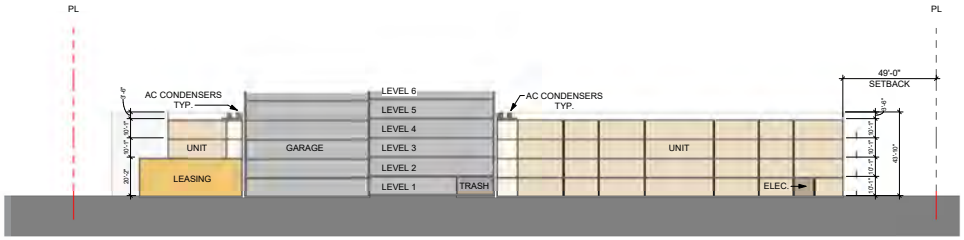
The Project will be developed as a wrapped mixed use apartment complex with a single building encircling a central multi-level parking structure. All unit entries will be accessed within a central hallway and around internal courtyards within the site and around centralized amenity spaces within the lot. All four levels of the mixed use building will present the same footprint, with the only variance being a reduced footprint for third and fourth floor units directly above the leasing office and retail use. Third floor balconies will be extended to create overhangs adjacent to the western portion of Courtyard 1 and above the leasing office and retail use.

The central parking structure will be six stories in the center of the apartment complex. The parking structure will extend beyond the overall height of the residential structures but will not expand the overall footprint. The Project's proposed central parking structure will be the tallest building on the Project site with an approximate 63-foot elevation. Ground level amenities will be within interior courtyards and along the outer perimeter of the main building. These amenities are intended to be accessed with minimal walls/structures blocking access to the facilities. Each building and amenity is designed to be accessed via pedestrian travel with vehicular access capability limited to the entry driveways and the central parking structure. Emergency vehicles may also utilize the EVA running between the Mountain Avenue entrance to Harvard Place.

Building Sections



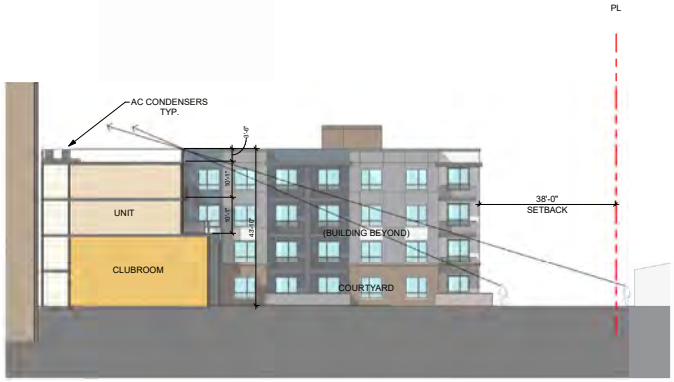
1 SECTION A
1" = 30'-0"



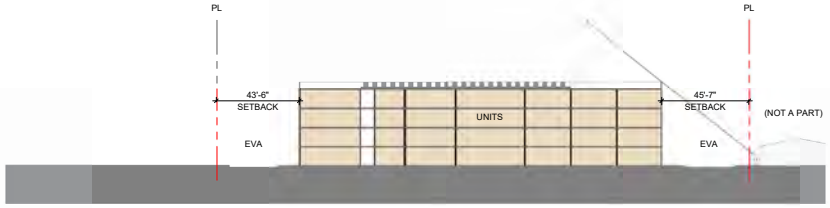
2 SECTION B
1" = 30'-0"

KEY

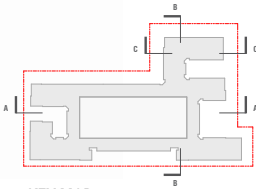
- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH



4 SECTION A ENLARGED
1/16" = 1'-0"



3 SECTION C
1" = 30'-0"



KEY MAP

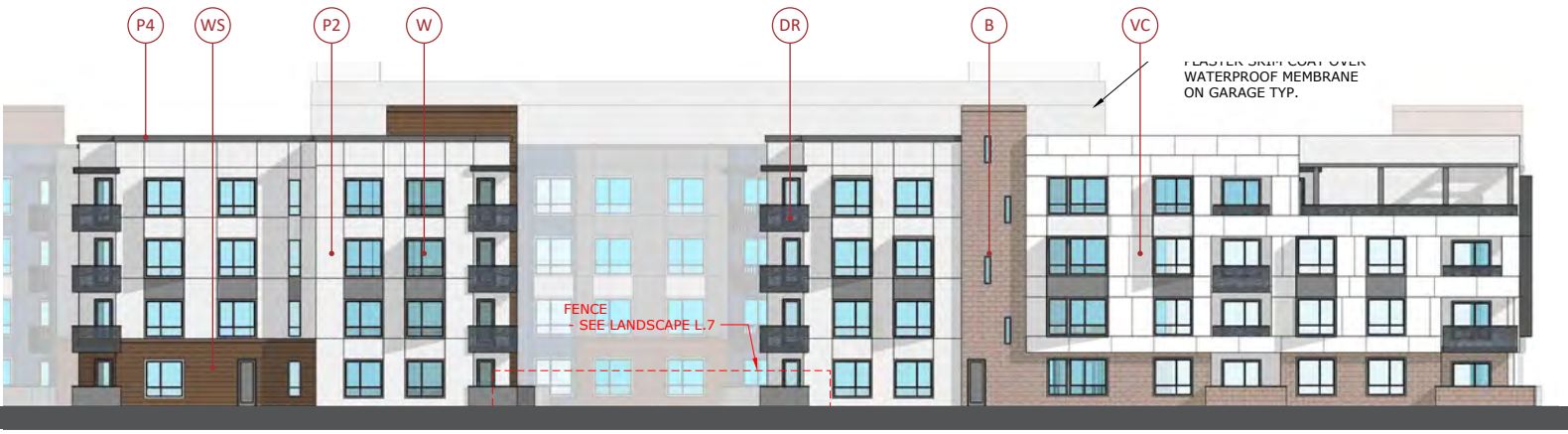
Materials and Color

Materials used within the PUD area should exhibit permanence and quality, thematically unifying a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, wood, stone veneers, metal grating, or stucco are preferred.

Multiple materials and colors should be used on each building façade to create a sense of visual dynamism and interest.

Materials and colors present in the Project will consist of a blending of naturally occurring colors found in organic landscaping components as well as complimentary earth tones to create a bright, visually appealing and modern structure. **Table 4: Material Palette** and **Table 5: Color Palette** and summarize both the non-landscape colors and materials present within the Project.

Partial West Elevation



Partial North Elevation

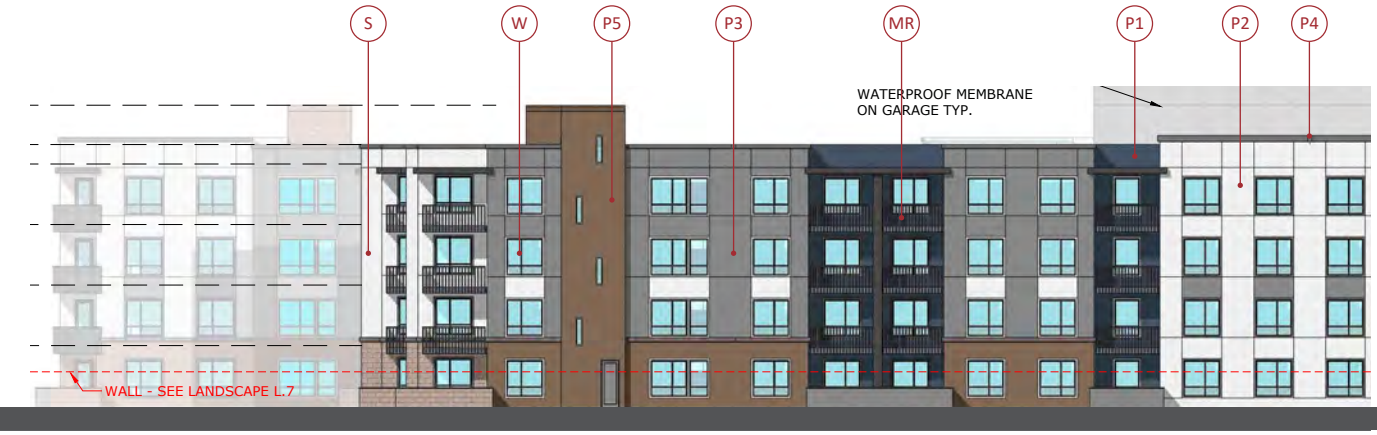


Table 4: Material Palette

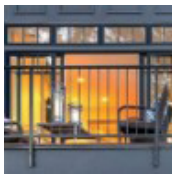
	Material	Location
	(P) Plaster	Main material; north, south, east, and west façade.
	(B) Block Veneer	Accent material; north, south, east, and west façade.
	(WS) Wood-Like Siding Accent	Accent material; west façade.
	(VC) Vertical Cement Board Tiles	Main material; south and west façade.
	(SF) Storefront	Retail use; north façade.
	(DR) Decorative Metal Panel Railing	Main material; south, east, and west units. Accent material; north façade.
	(MR)Metal Picket Railing	Main material; north, east, and west façade.

Table 5: Color Palette

	Color	Location
	(1) Needlepoint	Accent color; north and south façade.
	(2) Snowberry	Accent color; north and south façade. Main color, east and west façade.
	(3) Tin Lizzie	Accent color; east façade. Main color; north and south façade.
	(4) Grizzle Gray	Trim color; north, south, east, and west façade.
	(5) Umber Rust	Accent color; north, east, and west façade.

LANDSCAPE STANDARDS

A conceptual landscape plan shall be submitted along with the Development Plan for any project within the PUD area for review by the City Landscape Planning Division. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The Landscape Plan should support and enhance the mixture of retail and residential uses within the PUD area. Landscaping within the PUD area should be used to accentuate transitions from adjacent uses, define circulation patterns within the PUD area, screen parking areas from the street, highlight entries, provide shade for parking areas and outdoor seating areas, and to soften the appearance of any buildings.

Landscaping shall be completed for any setback areas from public roadways and internal communal or gathering spaces, excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view.

The Project's building design creates a series of open courtyards between each wing of the building providing a private, attractive open space area for the tenants use. These spaces are further enhanced with distinctive planting, landscape and amenity features, making them unique and enjoyable to the residents. The planting palette for the Project was chosen to establish a strong, memorable landscape while also providing a buffer between the PUD area and external uses. Exciting recreational structures and well landscaped pathways lead and invite residents to enjoy the central open space amenities or create a convenient walking path for evening exercise.

Open Space Areas

Private open space shall be provided for each dwelling consistent with development code standards and may include balconies or ground level patios. When located on the ground level, private open space shall be screened from public view by landscaping, courtyard walls or privacy fences. Common open space shall be provided to allow for passive and active types of recreation, along with site landscaping amenities for residents and their guests.

The Watermarke Ontario Project includes the following open space areas:

- Three courtyards,
- One pocket park,
- Intimate seating areas,
- A lounge deck,
- And retail frontage.

West Courtyard

The West Courtyard functions as a communal outdoor dining space for residents. This outdoor space includes a built-in barbecue grill structure and large communal dining table. An attached yard provides multipurpose uses with lounge seating and an open lawn area that can be used for a variety of purposes. The West Courtyard is located on the western portion of the PUD area.

Pool Courtyard

The Pool Courtyard provides a private, resort style pool experience for residents to. The courtyard's pool deck includes one 60'x18' resort pool and an 8'x16' spa. The surrounding areas include lounge chairs, chaise lounges, and pool chairs. Additional amenities within the Pool Courtyard include an outdoor fitness area directly outside of the indoor fitness room, and shaded dining areas.

The pool courtyard includes an adjacent seating area for residents to sit and relax along internal pathways leading from the pool area to Fourth Street.

The Hangout Courtyard

The Hangout Courtyard provides a casual recreational setting for Project residents. This courtyard allows for recreational activity within a multi-activity game lawn. Residents may rest beneath the specimen tree grove or on other benches provided within this courtyard. Nighttime activity is encouraged through the use of festival lighting throughout this courtyard.

Pocket Parks

One pocket parks will be provided adjacent to the eastern boundary of the PUD area. The pocket park provides small open spaces for the community to access. The Game Court pocket park open space area includes a corn hole play area, a tree allee, and lounge seating. Pocket parks within the PUD are private and for resident use only.

Fourth Level Lounge

The southwest corner of the main building's fourth level will include a lounge and dining area for residents. The lounge area will include larger and smaller group seating areas. The lounge also features a built-in barbecue for meal preparation and a large banquet style island table. The outer perimeter of the lounge will be landscaped to provide a more natural aesthetic and create a sense of privacy within the lounge area. The lounge will provide residents with scenic views of the western and southern portions of the City and surrounding area.

Residents may access the lounge via a private door on the southwest corner of the fourth-floor hallway.

Retail Frontage

The retail use will include the development of an outdoor seating area with café tables and umbrellas. Retail frontage will be required to employ enhanced landscaping and decorative accents. These may include pottery decorations, and unique foliage. The retail entryway should have a unique character that remains thematically consistent with the overall development within the PUD. Seating may be provided within the retail frontage. Landscaping along the retail frontage may include potted or in-ground flowers and in-ground shrubs. Trees may not be used as a part of retail frontage, this area is intended to provide amenity space for residents and commercial visitors. Retail stores shall comply with the sign requirements as set forth in the City of Ontario Development Code.

Vegetation

Vegetation within the Watermarke Ontario PUD includes a mixture of ornamental trees, shrubs, and fruiting, edible plant species. A total of 188 trees will be utilized for open space within the PUD area. A mixture of 50 (27%) native and 138 (73%) non-native trees will be planted in the PUD area. Additionally, a mixture of large and medium shrubs will be utilized throughout the PUD site. Vegetation plans must be reviewed by the Landscape Planning Division.

Fruiting trees and shrubs are placed around the community and recreational areas to create a more natural environment for residents.

Lighting

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Ontario's Development Code. Exterior lighting fixtures should be decorative and reinforce the architectural style of the building. Outdoor lighting within the PUD area should consist of warm color temperatures except for security or emergency lighting in order to remain unobtrusive to surrounding residential developments and internal residential developments. Colder color temperatures would be more obtrusive to residents and would create a less organic lighting effect.

On-site lighting shall be directed away and shielded from adjacent streets and adjacent properties. All exterior lighting shall be of an indirect nature, placed/situated/etc. under eaves and canopies, or ground level within landscaped areas.

Light within the PUD's communal areas should be warm colored and unobtrusive. Light sources for the Project should be LED or metal halide.

Walls and Fencing

Walls and fencing should be used to define private and communal spaces within the PUD site. Walls can be used to enhance design, create privacy, and help maintain boundaries within the open space areas. Fences and walls within the project area shall be made of decorative materials compatible with the overall architectural character of the development. All fences and walls shall be in scale with the development to fulfill such needs as screening and security.

Fences, walls and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. Decorative walls, monuments and/or other similar features shall not encroach into the public street right-of-way. Walls should be an integrated design of the building architecture and feature similar finished material, reveal lines, trim, etc.

Walls shall be limited to a maximum height of 6 feet in height.

The eastern boundary of the PUD area shall be walled entirely from adjacent properties. Gated EVA access to Harvard Place shall be constructed to be 6 feet in height and shall be designed with styles and materials which completely obstruct views through the gate. Gated EVA access to Harvard Place shall always remain locked except when in use by authorized emergency personnel. Access controls for the EVA gates shall be limited to property managers and emergency responders, exclusively.

Signs

All signs for the project shall be subject to the requirements of the City Development Code.….

ADMINISTRATION

Items not Addressed in this PUD

Any terms, requirements, or regulations not addressed within the PUD document shall be governed by the City of Ontario Development Code and City Standards.

Development Applications

Development Plans for the development of each individual parcel within the PUD area, along with fees and other required items, shall be submitted for review and approval per the requirements contained in Chapter 2, Administration and Procedures, of the City of Ontario Development Code and the General Application.

Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator. Any deviation that is greater than (10%) percent shall require Variance approval.

Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PUD22-006 AND PDEV22-042.

WHEREAS, JAT LAND DEVELOPMENT LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of the Watermarke Ontario Planned Unit Development, File No. PUD22-006, establishing the development standards and design guidelines for the 5.81-acre Project site, in conjunction with a Development Plan, File No. PDEV22-042, to construct 357 apartment units and 3,800 square feet of commercial space on the Project site, on land located at the northeast corner of Mountain Avenue and Fourth Street, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified on August 16, 2022, (hereinafter referred to as "Certified SEIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified SEIR (hereinafter referred to as "SEIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the SEIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified SEIR, and that the Certified SEIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000, et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified SEIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application and the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the SEIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the SEIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and is available for inspection by any interested person at that location and is, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 23, 2024, the Planning Commission of the City of Ontario voted to continue the item to the February 27, 2024, hearing date; and

WHEREAS, on February 27, 2024, the Planning Commission of the City of Ontario conducted a hearing to consider the SEIR Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC24-003, recommending the City Council adopt the SEIR Addendum, and voting to issue Resolution No. PC24-004, recommending the City Council approve the Application; and

WHEREAS, as the first action on the Project, on March 19, 2024, the City Council issued a Resolution adopting the SEIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on March 19, 2024, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 2: ***Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3: ***Environmental Determination and Findings.*** As the decision-making authority for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts

and information contained in the administrative record, including all written and oral evidence presented, the City Council finds as follows:

(1) The environmental impacts of this Project were reviewed in conjunction with an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002; and

(2) The SEIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of Project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The SEIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts.

SECTION 4: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Sections 1 through 3, above, the City Council finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified SEIR that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified SEIR was prepared, that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified SEIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified SEIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified SEIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified SEIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 5: ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of March, 2024.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2024- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 19, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2024- duly passed and adopted by the Ontario City Council at their regular meeting held March 19, 2024.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

Addendum to TOP 2050
Supplemental Environmental Impact Report

(Addendum to follow this page)

Addendum
to the Ontario Plan 2050 SEIR for the Watermarke Planned Unit Development Project

(SCH No. 2021070364)

Prepared for:

City of Ontario
303 East "B" Street
Ontario, California 91764

Prepared By:

Kimley-Horn and Associates
3801 University Avenue, Suite 300
Riverside, California 92501

December 2023

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1.0 INTRODUCTION

1.1 PURPOSE

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.); the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City. The City is the lead agency under the CEQA.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a subsequent Environmental Impact Report (SEIR) or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Ontario Plan 2050 (TOP 2050), is an updated to the City's General Plan, The Ontario Plan, used to guide the City's development and conservation for the next 30 years through 2050. This Addendum to TOP 2050, with the inclusion of the Project, describes how the potential environmental effects of the proposed Project are appropriately and adequately addressed in the Supplemental Environmental Impact Report (SEIR) for the TOP 2050, approved in August 2022 (Approved SEIR). The Approved SEIR adopted in

August 2022, addressed the environmental effects associated with implementation of the updated to The Ontario Plan. The focus of the analysis is the adequacy of the previously Approved SEIR, relative to the Project in its current environmental context.

1.2 INTENDED USE OF THIS ADDENDUM, PROJECT DISCRETIONARY ACTIONS

This Addendum will serve as the City of Ontario's (City's) environmental review of the Watermarke Ontario Planned Unit Development (PUD) Project (Project) as required under CEQA. The City may also employ this Addendum in any subsequent review or consideration of the individual development proposals within the Project area.

Discretionary actions, permit and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

CEQA Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed." Requested decisions, or discretionary actions, necessary to realize the Project include the following:

- Certification of this Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (Approved SEIR) adopted in August 2022;
- Adoption of the -Watermarke Ontario Mixed Use Development Plan (File no. PDEV22-042);
- Approval of Infrastructure Improvement Plan, including but not limited to: roads, sewer, water, and stormwater management systems;
- Approval of Planned Unit Development (File No. PUD22-006).

CEQA Section 15124 also states that environmental documentation should, to the extent known, list other permits or approvals required to implement the Project. Based on the current Project design concept, in addition to City permits and approvals, anticipated permits necessary to realize the proposal will likely include, but are not limited to the following:

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;
- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area;
- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

1.3 PROJECT BACKGROUND

This Addendum to the Approved SEIR has been prepared in response to the application of the Project which will establish development standards for the existing zoning district designations and zoning standards that apply to the Project site. The Project is located in the northwestern portion of the City, within the County of San Bernardino (County).

The Ontario Plan (TOP 2050) was adopted in 2022. The TOP 2050 is intended to guide the City's development and conservation for the next 30 years through 2050. TOP 2050 describes the community's direction at a point in time (2009) and integrates it into a single guidance system that would shape Ontario 20 years or more into the future with a horizon year of 2050. TOP 2050 is the City's policy and implementation framework that guides the long-term growth and improvement of the Ontario community through six interrelated components of city governance:

A **Vision** that provides a sense of purpose and mission for city governance and sets the tone for the other components of TOP. The Vision's central theme is a sustained, community-wide prosperity that continuously adds value and yields benefits.

A **Governance Manual** that establishes a set of goals and policies to promote consistent City leadership based on the principles of regional leadership, transparency, long-term value, accountability, and inclusivity.

A **Policy Plan** that serves as the City's legally required general plan and that states long-term goals, principles, and policies to achieve Ontario's Vision. This component acts as the direct guide for continued growth and development within the City and fully defines each aspect of life within the City. The policy plan addresses each aspect of life within the City through nine elements:

- Land Use
- Housing
- Parks and Recreation
- Environmental Resources
- Community Economics
- Safety
- Mobility
- Community Design
- Social Resources

A list of **City Council Priorities** that shape the City's ongoing annual budgeting process, with a focus on a variety of short- and long-term goals and objectives.

An **Implementation Plan** that identifies the actions needed to carry out TOP's policies. This includes initiatives by the City such as establishing consistent land use zoning and creating objective development and design standards, as well as decisions on public and private development projects, and City activity programs.

A **Tracking and Feedback** system that charts the City's progress toward achieving the Policy Plan goals, providing data and analysis that enables decision makers to make strategic course corrections in response to changing circumstances and monitor ongoing operational effectiveness.

The Project is located within the Mixed-Use Neighborhood Activity Hubs (MU-NH) land use designation. The TOP 2050 contains goals and policies which apply to the MU-NH land use designations. The MU-NH land use designation is intended to allow for the development of low-rise mixtures of retail and residential uses that could serve the surrounding residents. The Project area is currently zoned as Mountain/Fourth Mixed Use (MU-8b) Zoning District. A MU-8b zone accommodates commercial uses at a maximum density of 1.0 Floor Area Ratio (FAR) and residential uses of 20 to 75 dwelling units per acre (du/ac). Additionally,

the TOP 2050 Figure LU-03 estimates that future buildout for the MU-NH land use area specific to Mountain and Fourth would include the development of up to 251 residential units, and 75,008 square feet of nonresidential uses.[1] As previously stated, the Project allow for the development of 357 residential units and 3,800 sq ft of nonresidential uses. Although the Project would exceed the estimated residential buildout of the Approved SEIR for the Mountain/Fourth Mixed Use (MU-8b) Zoning District by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft. Additionally, the Project would remain consistent with the development density standards of MU-NH land use areas.[2]

The Project is designed to achieve the purpose of this land use designation and complies with all applicable goals and policies. The Project would function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development within the Project site.

The Ontario Plan (TOP) 2050 SEIR[3]

TOP 2050 focuses on technical updates to the Policy Plan to comply with state housing mandates and conform with new state laws related to community health, environmental justice, climate adaptation, resiliency, and mobility. The majority of updates created through TOP 2050 is located throughout the nine broad categories of the existing structure of the Policy Plan including, the land use element, housing element, parks and recreation element, environmental resources element, community economics element, safety element, mobility element, community design element, and social resources element. Furthermore, the land use designations for TOP 2050 are the same as the TOP 2010 Certified EIR.

TOP 2050 would increase population, dwelling units, and nonresidential buildings but would result in a small decrease in employment. The decrease in employment at buildout is largely because of automation in the industrial sector, with large warehousing and logistics buildings expected to create fewer new jobs through 2050 than a similarly sized industrial building was expected to create at the time of TOP 2010. TOP 2050 land use changes are intended to improve growth areas by encouraging the use of alternative forms of transportation and promoting healthier communities through land use planning that encourages walking and biking, promotes vibrant communities, puts residents in proximity to resources (i.e., jobs, grocery stores, retail), and aligns growth with planned infrastructure improvements and regional transportation goals.

1.4 DOCUMENT ORGANIZATION

This Addendum is presented in four (4) sections, as follows:

- **Section 1.0**, "Introduction," provides an overview of the Project, its context, and environmental documentation applicable to the proposed development. An Environmental Impact Analysis summary from TOP 2050 is included in this section, and mitigation measures applicable to the Project are identified. No new or substantially modified mitigation measures are required.

[1] City of Ontario. 2022. City of Ontario Policy Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

[2] City of Ontario. 2022. City of Ontario Polic y Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

[3] The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Page 3-13 through 3-23

- **Section 2.0**, "Description of Proposed Project," presents the Project in greater detail, and describes its relationship to existing and anticipated location.
- **Section 3.0,** "Environmental Analysis," assesses potential environmental impacts of the Project. The analysis considers potential effects of the Project for all environmental topics addressed in Approved EIR.
- **Section 4.0,** "Determination," presents the determination regarding the appropriate environmental document for the Project.

2.0 DESCRIPTION OF PROPOSED PROJECT

2.1 PROJECT SETTING AND LOCATION

The Project site is located in the City, within the County of San Bernardino. The Project area occupies 5.81 acres of the northeast corner of Mountain Avenue and Fourth Street and includes four parcels (APNs 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03); refer to **Figure 1: Regional Vicinity and Figure 2: Local Vicinity,** which provides an aerial view of the Project site and surrounding land uses. Regional access to the Project area is provided by Interstate 10 (I-10) approximately 0.6 miles north of the Project site, and State Route 83 (SR- 83) approximately 0.9 miles east of the Project site.

OmniTrans Transit Agency provides local transit service throughout San Bernardino County, including Ontario. OmniTrans provides countywide bus service and currently has five bus routes in the City that provide connections between rail stations, Ontario International Airport, major employment and shopping centers, and residential areas. Additionally, commuter train service in the City is provided by Metrolink, the Riverside County Line runs between Los Angeles Union Station and downtown Riverside, passing through the City. There is one Metrolink station in the City, located approximately 5.6 miles southeast of the Project site off of Haven Avenue on Francis Street.

The Project site is currently disturbed and developed with commercial and governmental uses. The southern portion of the Project site contains a strip mall structure occupied by commercial businesses, and the northwestern portion of the Project site contains a United States Post Office Building. The Post Office Building is in active use as of September 2023. The remainder of the Project site is paved with portions painted with parking stalls. Vegetation is present within the landscaped portions of the Project perimeter along Mountain Avenue and Fourth Street. Additionally, two trees are present within planters in the eastern portion of the Project site away from West Fourth Street.

An existing church and single-family residences are located immediately north of the Project site, and single-family residences are located immediately east of the Project site. Additional commercial uses are located west and south of the Project site.

The surrounding land use designations include:

North: Low Density Residential

South: Neighborhood Commercial

East: Neighborhood Commercial

West: Low Density Residential

2.2 PROJECT SITE GENERAL PLAN AND ZONING

The Project site's General Plan land use and zoning designations are as follows:

- General Plan Land Use: Mixed Use – Neighborhood Activity Hubs (MU-NH)
- Zoning: Mountain/Fourth Mixed Use (MU-8b)

This land use designation permits the Project to develop multifamily residential units as well as multiple retail and neighborhood commercial uses.

2.3 PROJECT DESCRIPTION

2.3.1 Proposed Planned Unit Development

Chapter 4 of the City Development Code §4.01.030 "Planned Unit Developments (PUD) and Amendments" establishes the regulations and procedures for the approval of a PUD with the following intent:

A. Purpose

2. The PUD is intended to:

    a. Secure a fuller realization of the Policy Plan component of The Ontario Plan than would result from the strict application of present zoning district regulations;

    b. Promote high standards in urban design;

    c. Encourage the development of exceptionally high quality, mixed-use, high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and

    d. Ensure harmonious relationships with surrounding land uses.

The PUD would follow closely to the existing City Development Code standards and provisions and would also provide additional standards and guidelines that only apply to the Project site.

Proposed Development Regulations

The purpose of these standards is to encourage a high-quality residential development. These standards establish flexible guidelines to encourage such development, ensure that it is of a minimum standard of appearance, and compatible with the neighborhoods. However, the Project would also comply with TOP 2050 land use designations. The specific objectives are:

- Allow flexibility in lot size and configuration, and facilitate residential development within acceptable densities;
- Provide clear development standards that promote compatibility between new and existing development; and
- Encourage efficient land use by facilitating compact, motorcourt style single-family units.

Table 1: Summarized Development Standards summarizes the development standards present within the entire Project PUD. These development standards are based on those found in the City Development Code. In the event of discrepancies between the development standards presented in the Project PUD and those in the City Development Code, this document will act as the primary regulatory document.

Table 1: Summarized Development Standards

Definition	City Requirement	Project Standard
Maximum Residential Density	20 – 75 du/ac	61.5 du/ac
Maximum Nonresidential Density	1.0 FAR	0.02 FAR
Maximum Building Height	Up to 5 Stories	Maximum building height of 65 feet or 5 stories
Minimum Residential Parking Ratio	1.2 spaces per bedroom	1.4 spaces per bedroom
Minimum Retail Parking Ratio	1 space per 250 sq ft (16 required)	16 spaces provided
Minimum Bicycle Parking Ratio	1 per 30 residential parking spaces 5% of retail spaces (2 minimum) Total 22 racks required	22 racks provided
Minimum Landscaping	The entirety of the project site (excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view)	Same as City Requirement

Notes:
du = dwelling unit
ac = acre
FAR = Floor Area Ratio
sf = square feet

2.3.2 Proposed Development

The Project would develop 357 multifamily residential units along with 3,800 square feet (sq ft) of retail uses on an approximately 5.8-acre site. The Project would include the following open space areas: three courtyards, one pocket park, intimate seating areas, a lounge deck, and retail frontage. The West Courtyard would function as a communal outdoor dining space for residents and would include a built-in barbecue grill structure and a large communal dining table. The Pool Courtyard would provide a private pool for residents to use. The Hangout Courtyard would provide a recreational setting for the Project residents. The Pocket Park would provide a small open space for Project residents to use. The Fourth Level Lounge would include a lounge and dining area for residents. The retail frontage would include the development of an outdoor seating area with café tables and umbrellas.

The Project would consist of a four-story wrap style building circling a six-level centralized parking structure. The Project's 357 proposed residential units would consist of 50 studio units, 202 one-bedroom units, and 105 two-bedroom units (refer to **Figure 3: Ground Level Floor Plan** through **Figure 9: Basement Level Floor Plan** for a diagram of each floor level**;** and **Figure 10: North Elevation** through **Figure 13: West Elevation** for a diagram of each elevation). In addition, the Project would include a total of 659 parking spaces, 643 of the spaces would be parking designated for the residential units, and 16 parking spaces would be for retail use. The Project would also include 22 racks for resident and retail bicycle parking on the basement and second level of the central parking structure. The 22 bicycle parking racks would be provided based on a ratio of 1 bicycle rack per 30 parking stalls; each bicycle rack provides parking for 8 to 12 bicycles. California Green Building Standards Code (CALGreen), Title 24, Part 11, Section A4.106.9.2 requires that multifamily buildings provide bicycle spaces at a rate of one space per two dwelling units.

This would require approximately 179 bicycle spaces for the 357-unit Project. CALGreen Title 24, Part 11, Section 5.106.4.1.1 requires the placement of bicycle parking nearby nonresidential uses at a rate of 5 percent of provided nonresidential parking spaces, with a minimum of one 2-space bicycle rack. The Project would therefore provide 2 bicycle parking spaces based on the 16 nonresidential parking spaces provided.

Based on a conservative estimate of eight spaces per bicycle rack, the 22 bicycle Project would provide 176 total bicycle spaces. However, eight-space bicycle racks are the lowest capacity bicycle racks proposed for the Project. The majority of Bicycle racks have a 10-bicycle capacity and would therefore provide for two additional bicycle spaces per rack. One 12-space bicycle parking rack would be provided on the second story of the central parking structure to accommodate the two retail spaces required for the Project.

2.3.3 Project Design

The Project would consist of one large multifamily building with integrated retail and parking uses. The Project would be developed as a wrapped style development with one central multilevel parking structure surrounded on all sides by residential units, retail uses, and amenities. The Project would include amenity spaces, courtyards, and additional pedestrian accessways. The main side would be oriented toward Fourth Street. The rear entry of the Project building, adjacent to Mountain Avenue, would be a secondary elevation/frontage. Residential units would have their entryways oriented toward the inside of the building with balconies and windows facing the exterior. Pathways to each residential unit would connect with separate pedestrian pathways that lead to external portions of the building. As discussed above, the Project would include the following open space areas: three courtyards, one pocket park, intimate seating areas, a lounge deck, and retail frontage.

The Project would have a maximum building height of 63 feet. The Project's building would include a break in design between the first floor and the remaining floors to create a separation between the commercial uses on the ground floor and the residential uses in second, third, and fourth floors. The Project would be designed in a contemporary modern style with geometric symmetry between features and units and a mixture of colors, and materials such as: stone veneer finish, cement board tiles, decorative metal panel railing, metal picket railing, plaster finish, storefront, wood-like siding accent, and vinyl windows.

2.3.4 Sustainability

The Project site would utilize a mix of Water Use Classification of Landscape Species (WUCOLS) plants throughout the Project site. Throughout the Project site 40 percent of trees would be classified by WUCOLS as low water use, and 60percent of trees would be classified by WUCOLS as moderate water use. Additionally, 25 percent of trees used throughout the Project area would be a California native species. The Project would also utilize recycled water resources for nonpotable and irrigation uses, further reducing potable water demand on the Project site.

In addition, shrubs used throughout the Project site would be mainly low water use species. The Project site would also use a drip irrigation system with recycled water to water landscaping. The Project would also incorporate energy efficient measures such as LED or metal halide lighting. The Project would also comply with the California Energy Commission (CEC) Building Energy Efficiency Standards, which

encourage efficient electric heat pumps, establishes electric-ready requirements for new efficient electric heat pumps, expands solar photovoltaic and battery storage standards for residential development.[4]
Project Access

Regional access to the Project area would be facilitated through Interstate 10 (I-10) approximately 0.6 miles north of the Project site, and State Route 83 (SR- 83) approximately 0.9 miles east of the Project site.

Local

Local access to the Project site is provided via two entry driveways along Fourth Street and Mountain Avenue. The main entryway to the Project connects to Fourth Street via a 28.5-ft wide driveway that would continue into a 26-ft wide gated entry to the central parking garage. A 20-ft wide guest drop-off lane is attached to the main entryway. The main entry to the parking garage and the guest drop-off lane will be separated by a 6-ft wide landscape island. The secondary entryway would connect to Mountain Avenue via a 24-ft wide driveway leading to the central parking structure and continuing east and transitioning into an Emergency Vehicle Access (EVA) lane. Additionally, the Project is served by OmniTrans and Metrolink. The closest OmniTrans bus route to the Project site is Route 83. There is a bus stop for this route at Euclid Avenue and Fourth Street approximately 0.96 mile to the east of the Project site. There is one Metrolink station in the City, located 5.6 miles to the southeast of the Project site off of Haven Avenue on Francis Street, this station is served by OmniTrans Bus Route 81.

Additionally, a new circulation network would be created as part of the Project and would include a two-lane gated entry along Fourth Street to the south of the Project area. A secondary driveway would connect to Mountain Avenue and continue east to the rear entrance of the central parking structure. The driveway would become the EVA lane once past the northern parking structure entrance and would continue east, terminating at Harvard Place.

Internal roadways would also include a network of ramps within the central wrapped parking structure to allow access to each parking level. Each ramp would allow for a bidirectional flow of traffic. The first and sixth level of the parking structure would include a turnaround space for vehicles to change direction to continue upwards or downwards the ramp. The Project would provide a total of 659 parking spaces within the central parking structure, with 16 of these spaces reserved for retail parking. The retail parking would be located on the ground floor of the six-story parking structure with the remaining spaces utilized for residential parking. Retail bicycle spaces would be located on the second floor of the central parking structure, with residential bicycle parking available on the second floor and basement level of the central parking structure.

Pedestrian Access

Pedestrian access to the Project site would connect to existing pedestrian sidewalks along Fourth Street and Mountain Avenue. The Project site would also include a Leasing Office and retail stores on the ground floor that are accessible from the Fourth Street parking structure entrance.

[4] California Energy Commission. 2023. 2022 Building Energy Efficiency Standards. Retrieved from: https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency. (Accessed September 2023).

Internal pedestrian circulation would include outdoor pathways between buildings, and internal hallways residential units, and the parking structure. Residents will be able to access all Project areas, including amenity areas, through ground level walking paths and paved sidewalks. Pathways within the Project site which are adjacent to amenities and open space areas would be created with various materials, including stone, concrete, and wood paneling. Vehicular traffic will be limited to the central parking structure, its entryways, and external roadways.

2.3.5 Infrastructure and Utilities

Utility Infrastructure improvements within the Project area include the placement of underground water, sanitary sewer, and stormwater facilities.

The Project includes the placement of one domestic water meter, one domestic water master meter, and one domestic water backflow in the southern portion of the Project site. One underground retarding basin and one underground infiltration chamber will be placed on the western and southwestern portions of the Project site, respectively. A dry well will be placed in the southeastern portion of the site and will connect to the proposed onsite storm drain system. The Project includes a new recycled water meter connection along the southern portion of the site which would connect to the existing recycled water main below Fourth Street. The Project also proposes a new fire water line connection to the existing domestic water line beneath Mountain Avenue via a double check detector assembly (DCDA).

Sewer infrastructure proposed for the Project site will run along the secondary northern driveway and continue along the EVA lane before terminating at a sewer lateral on the northwester portion of the EVA lane. An additional sewer line will branch from the northern line at the secondary entrance of the central parking structure and cross the site from north to south, connecting to a proposed line below Fourth Street. The Project proposed public sewer main below Fourth Street connecting to an existing sewer main below the intersection of Mountain Avenue and Fourth Street. Multiple sewer lateral connections will be made to the existing sewer main within the sanitary sewer easement adjacent to the eastern border of the Project site.

New storm drainage lines will connect to existing storm drain facilities below Mountain Avenue. The Project storm drain lines will run along the inner perimeter of the Project area. An underground infiltration chamber will be placed below the southwestern corner of the Project site. Additionally, an underground retarding basin will be placed below Courtyard 3. A modular wetland, a pump, and a flow control structure will be placed along the southeastern portion of the Project area.

Water, sewer, telecommunication, and electricity utility lines would be buried underneath roadways to not only shield them from public view, but also to ensure their protection from hazards such as precipitous weather and rodents. Each utility would be buried at varying depths to create a separated, identifiable system.

2.3.6 Open Space and Amenities

The Project would include the development of three courtyards on the ground level, one pocket park, intimate seating areas, a lounge deck, and a fourth story outdoor lounge facing the corner of Mountain Avenue and Fourth Street. The West Courtyard would function as a communal outdoor dining space for

residents, and would include a built-in barbecue grill structure and a large communal dining table. The West Courtyard would also include an attached yard that would provide multipurpose uses with lounge seating and an open lawn area.

The Pool Courtyard would provide a private pool and spa for residents. The area surrounding the pool and spa would include lounge chairs, chaise lounges, and pool chairs. Additional amenities within the Pool Courtyard would include an outdoor fitness area directly outside the indoor fitness room, and shaded dining areas. The Pool Courtyard includes an adjacent seating area for residents along internal pathways leading from the pool area to Fourth Street.

The third courtyard, the Hangout Courtyard would allow for recreational activity within a multi-activity game lawn.

The Pocket Park would be adjacent to the eastern boundary of the Project area, on the ground floor, and would provide small open spaces for residents to access. The Fourth Level Lounge would be located in the southwest corner of the Project building's fourth level and would include a lounge and dining area for residents. This lounge area would include larger and smaller group seating areas, a built-in barbecue for meal preparation, and a large banquet style island table. The outer perimeter of the lounge would be landscaped to provide a more natural aesthetic and create a sense of privacy within the lounge area. The Project courtyards and pocket park would provide approximately 28,000 square feet of community open space to allow for passive and active types of recreation, along with Project site landscaping amenities for future residents and their guests.

Landscaping

Landscaping within and along the perimeter of the Project site would consist of ornamental trees, shrubs, and fruiting and edible plant species. The Project would utilize native trees and non-native trees throughout its landscaped areas. In addition to these trees, a mixture of large and medium shrubs would be utilized throughout the Project site.

2.3.7 Lighting and Signage

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs for the Project site would be designed in accordance with the criteria set forth in Ontario's Development Code. Exterior lighting fixtures would be decorative and reinforce the architectural style of the Project site building. Additionally, outdoor lighting within the Project area would consist of warm color temperatures except for security or emergency lighting in order to remain unobtrusive to surrounding residential developments and internal residential developments. On-site lighting would be directed away and shielded from adjacent streets and adjacent properties. Exterior lighting on the Project side would be indirect, placed under eaves and canopies, or ground level within landscaped areas. Light within Project site communal areas would be warm colored and unobtrusive. Light sources for the Project would be LED or metal halide.

Additionally, all signs for the Project would be subject to the requirements of the City Development Code Chapter 8.0 Sign Regulations.[5]

2.3.8 Site Excavation and Grading Activities

Construction of the Project would require 5,147 cubic yards (cy) of cut soil and 12,200 cy of fill soil. As such, the Project is anticipated to import approximately 7,063 cy of soil; refer to **Figure 14: Conceptual Grading Plan East** and **Figure 15: Conceptual Grading Plan West**.

2.3.9 Construction Schedule

Construction is anticipated to begin in June 2024 and is anticipated to require 2.5 years (30 months), concluding in December 2026 (est.).

2.3.10 Project Approvals

The City is the Lead Agency as set forth in CEQA Statute Section 21067 and is responsible for reviewing and approving the Addendum to TOP 2050 with the addition of the Project. In addition to the Addendum, the City will consider the following discretionary approvals for the Project:

Development Plan (PDEV22-042): Approval of the proposed modifications to the site and building improvements including the proposed site plan and architectural designs for the development of 357 residential multi-family units, and up to 3,800 sq ft of retail uses.

Planned Unit Development (PUD22-006): Approval of the PUD would allow the Project PUD to serve as the underlying standards and requirements and contain design and development standards, provisions, procedures, and permitted uses for the Project.

[5] City of Ontario. 2020. Ontario Development Code – Chapter 8.0 Sign Regulations. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/Development%20Code/Development%20Code%202021%20Updates/Chapter%208.0%20-%20Sign%20Regulations_Rev%2012-01-2020.pdf. (Accessed September 2023).

Source: ArcGIS Pro World Street Map

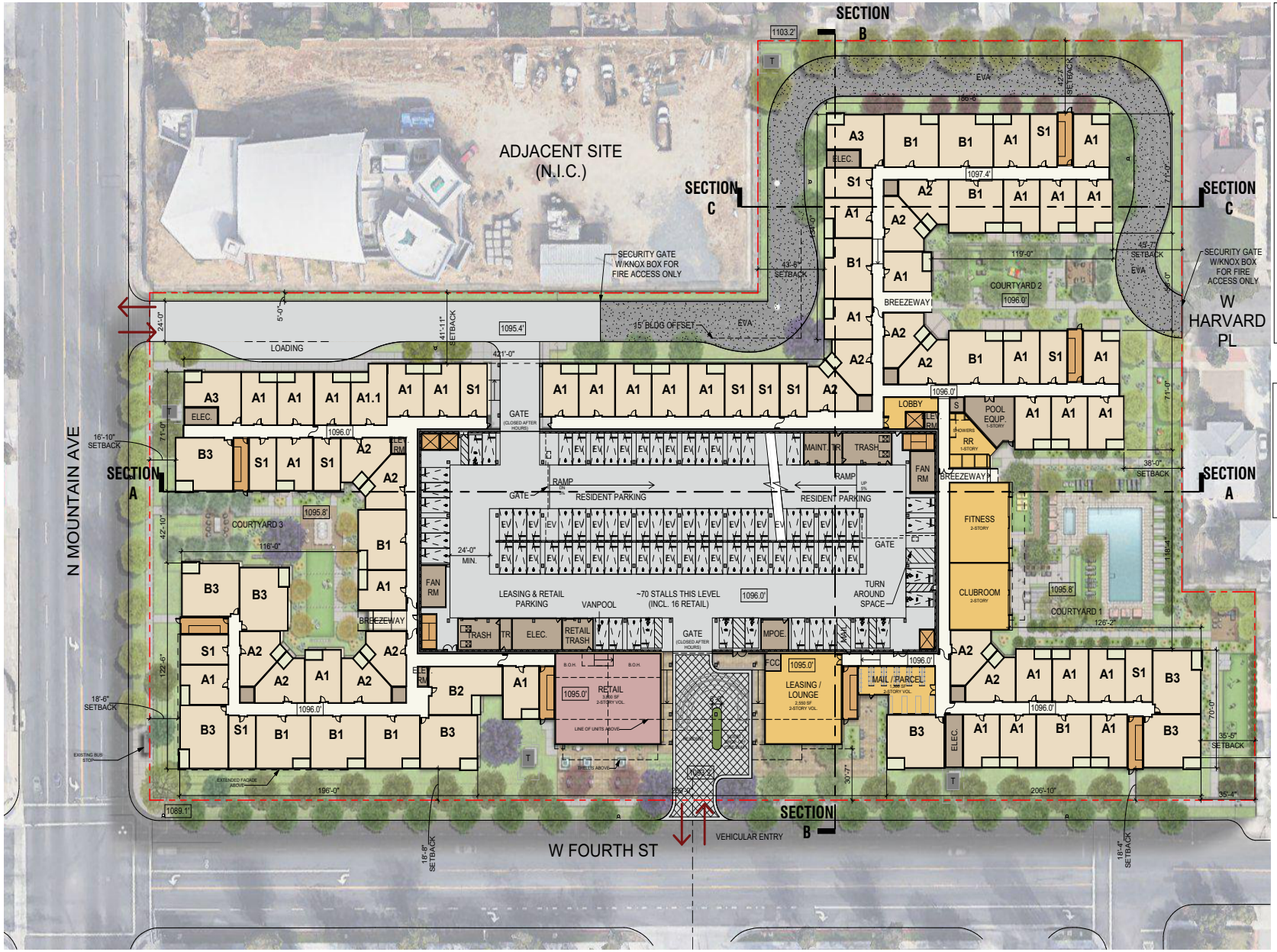
Figure 1: Regional Vicinity
Watermarke Ontario Planned Unit Development Project

Not to scale

Source: Google Earth

Figure 2: Local Vicinity
Watermarke Ontario Planned Unit Development Project

Not to scale



PROJECT SUMMARY

5.8 AC
357 DU
TYPE V - 4 LEVEL
61.5 DU/AC
AVRG. UNIT SF - 803SF

UNIT MIX
14% STUDIO
57% 1BED
29% 2BED

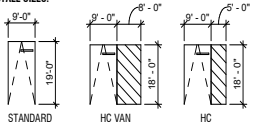
RETAIL - 3,800 SF

PARKING

TYPE I - 6 LEVEL STRUCTURE
659 TOTAL STALLS (INCLUDES 16 RETAIL)
@ 1.8 PARKING RATIO

TOTALS: 357 DU / 659 STALLS

STALL SIZES:



*ALL TRANSFORMERS TO BE SCREENED FROM VIEW THROUGH THE USE OF LANSCAPING AND/OR MASONRY WALLS.
**MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.
***WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

NOTE: STRIPING OF PARKING SPACES, AISLES, AND DRIVEWAYS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 6.03 (OFF-STREET PARKING AND LOADING), AND DIRECTIONAL SIGNS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 8.01 (SIGN REGULATIONS), SHALL BE PROVIDED.

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

FIGURE 3: Ground Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

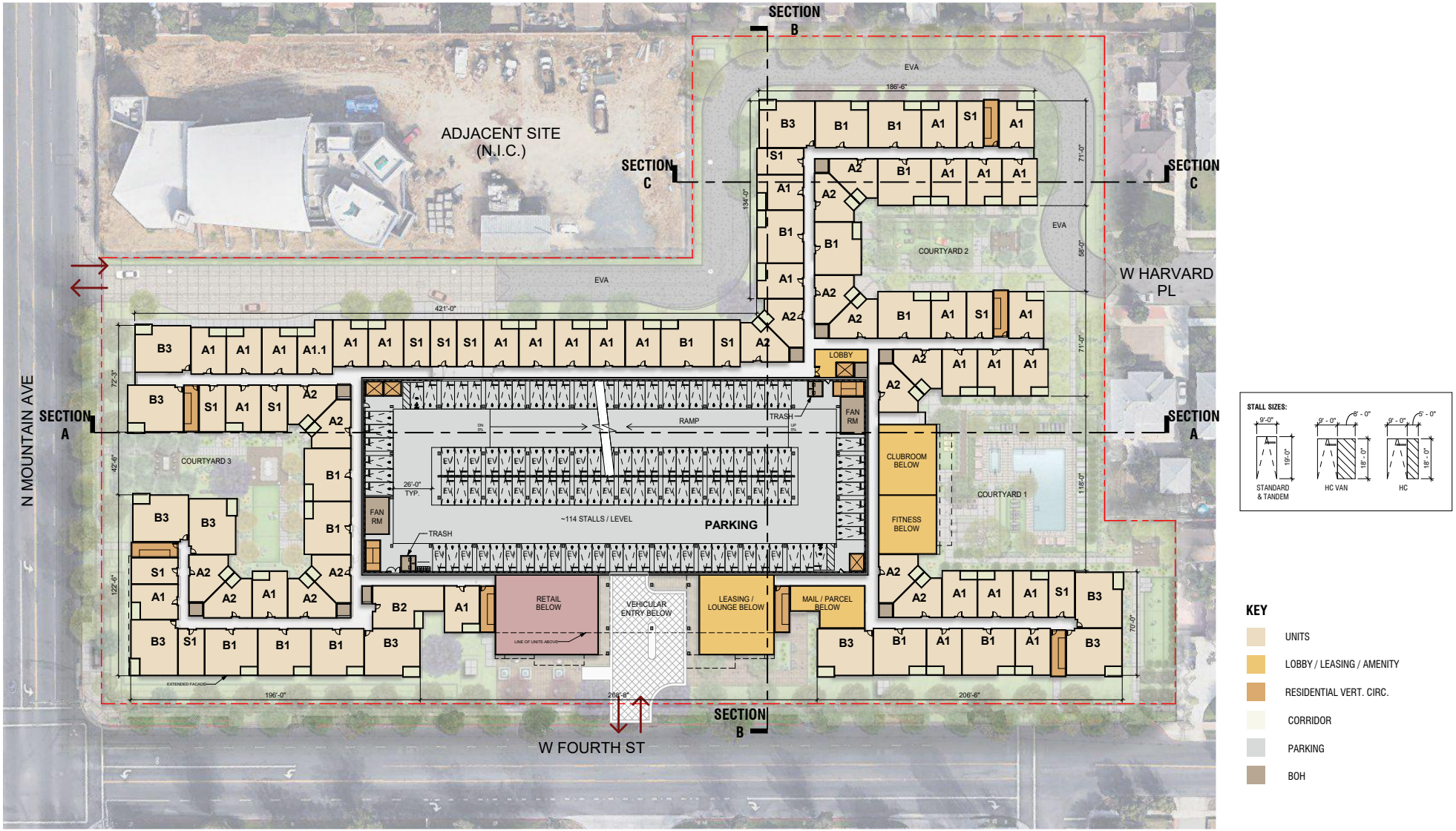


FIGURE 4: Second Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

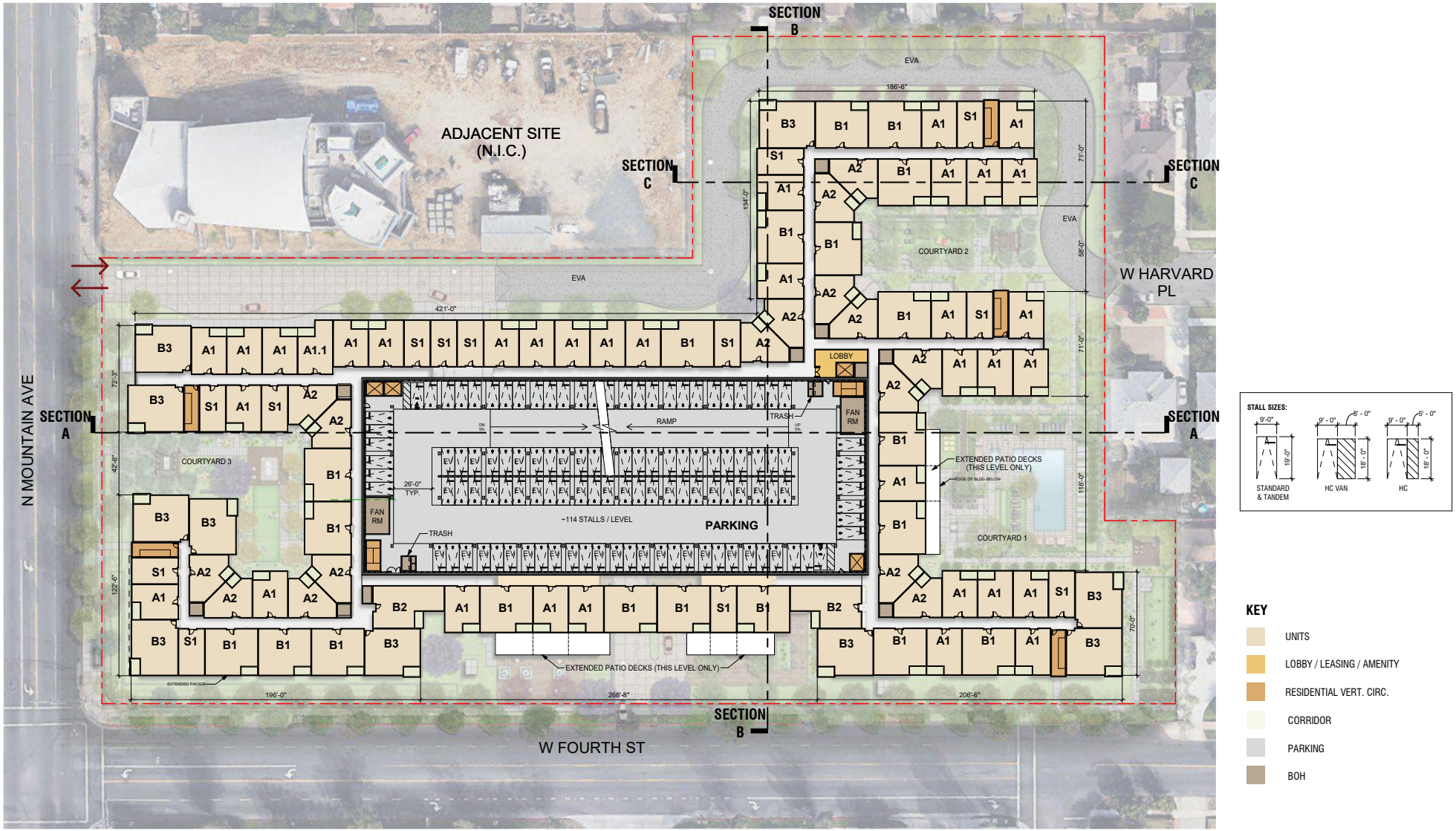


FIGURE 5: Third Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2195

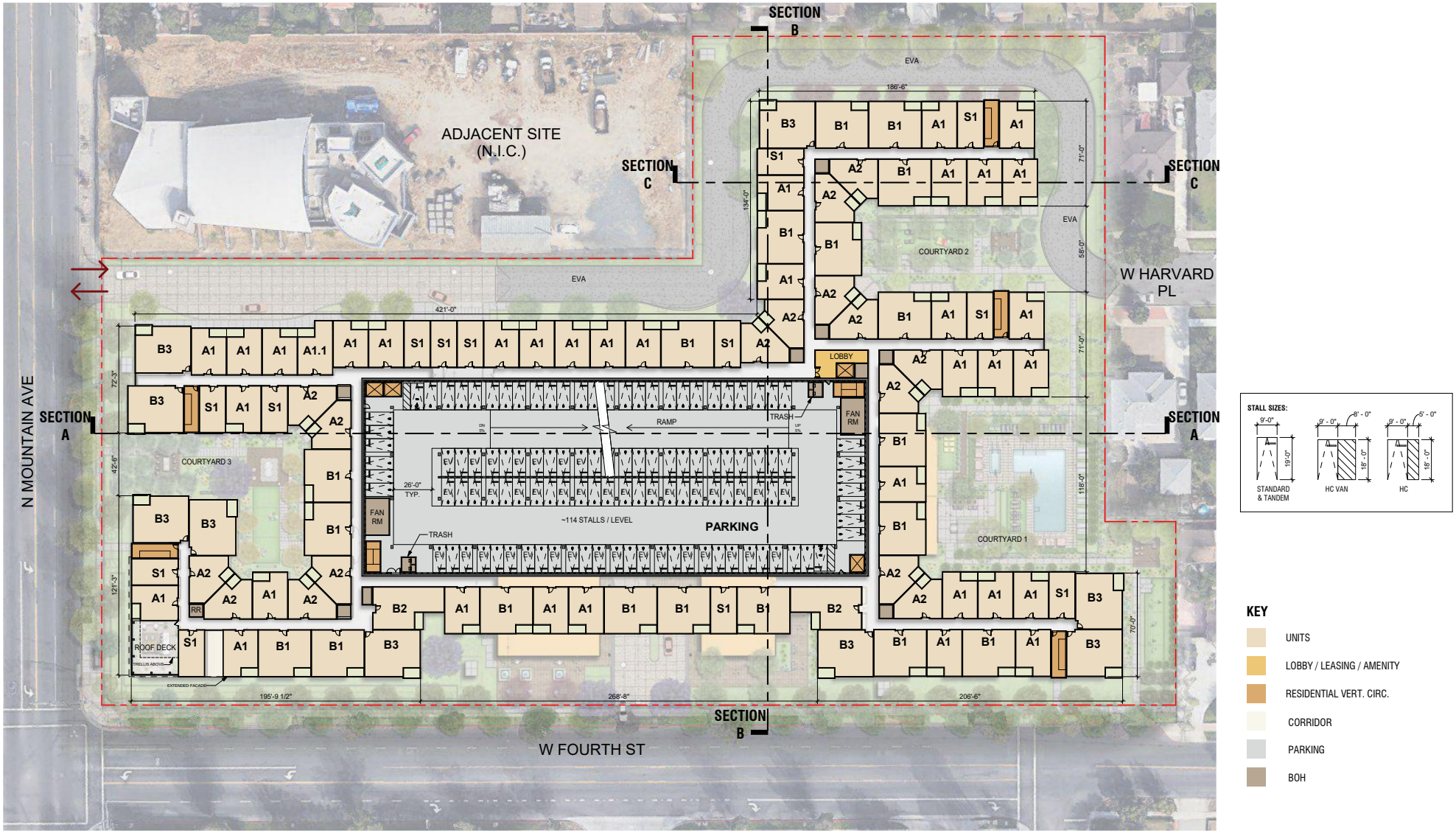


FIGURE 6: Fourth Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

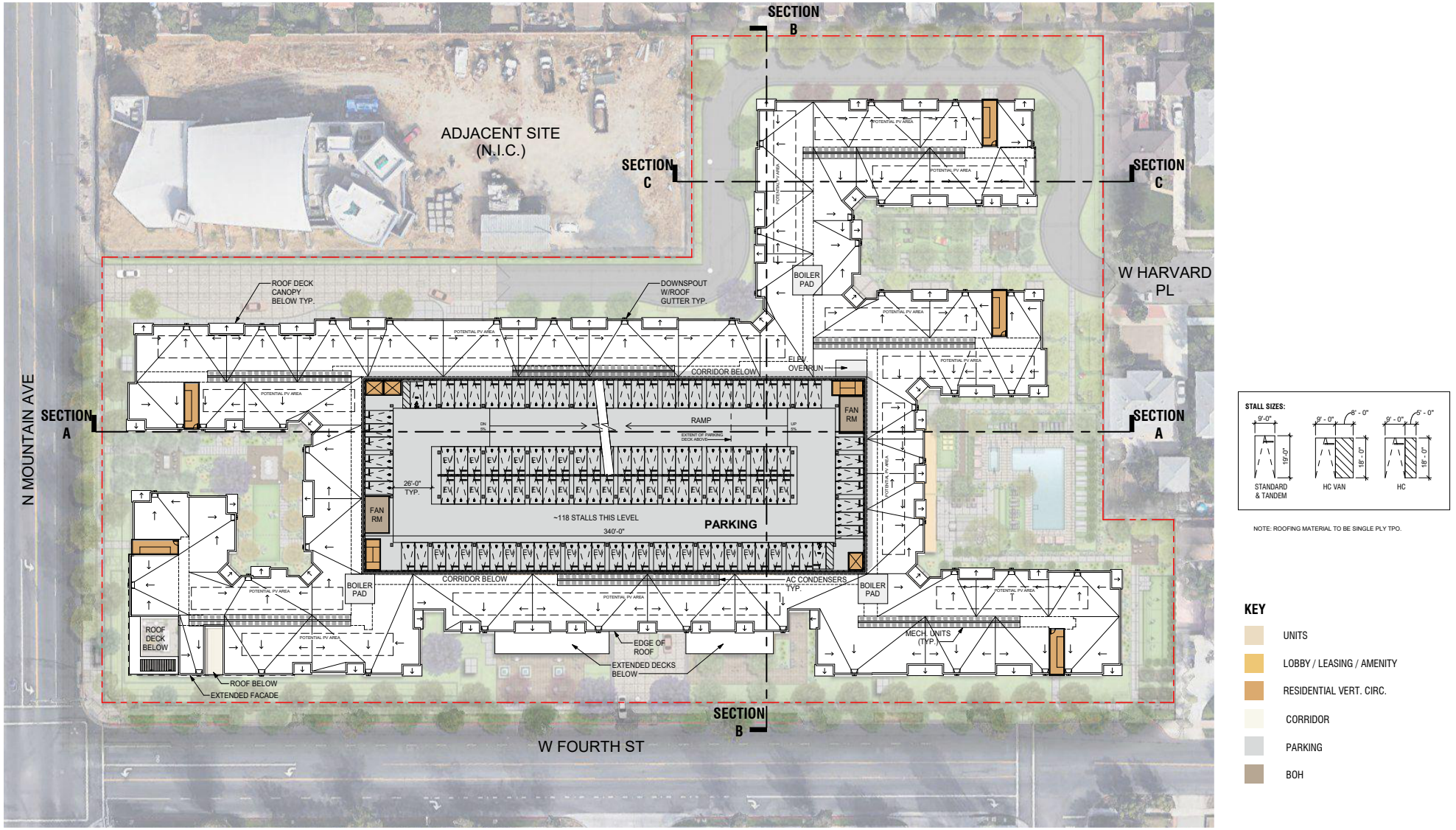


FIGURE 7: Fifth Level Floor Plan

Watermarke Ontario Planned Unit Development Project

Not to scale

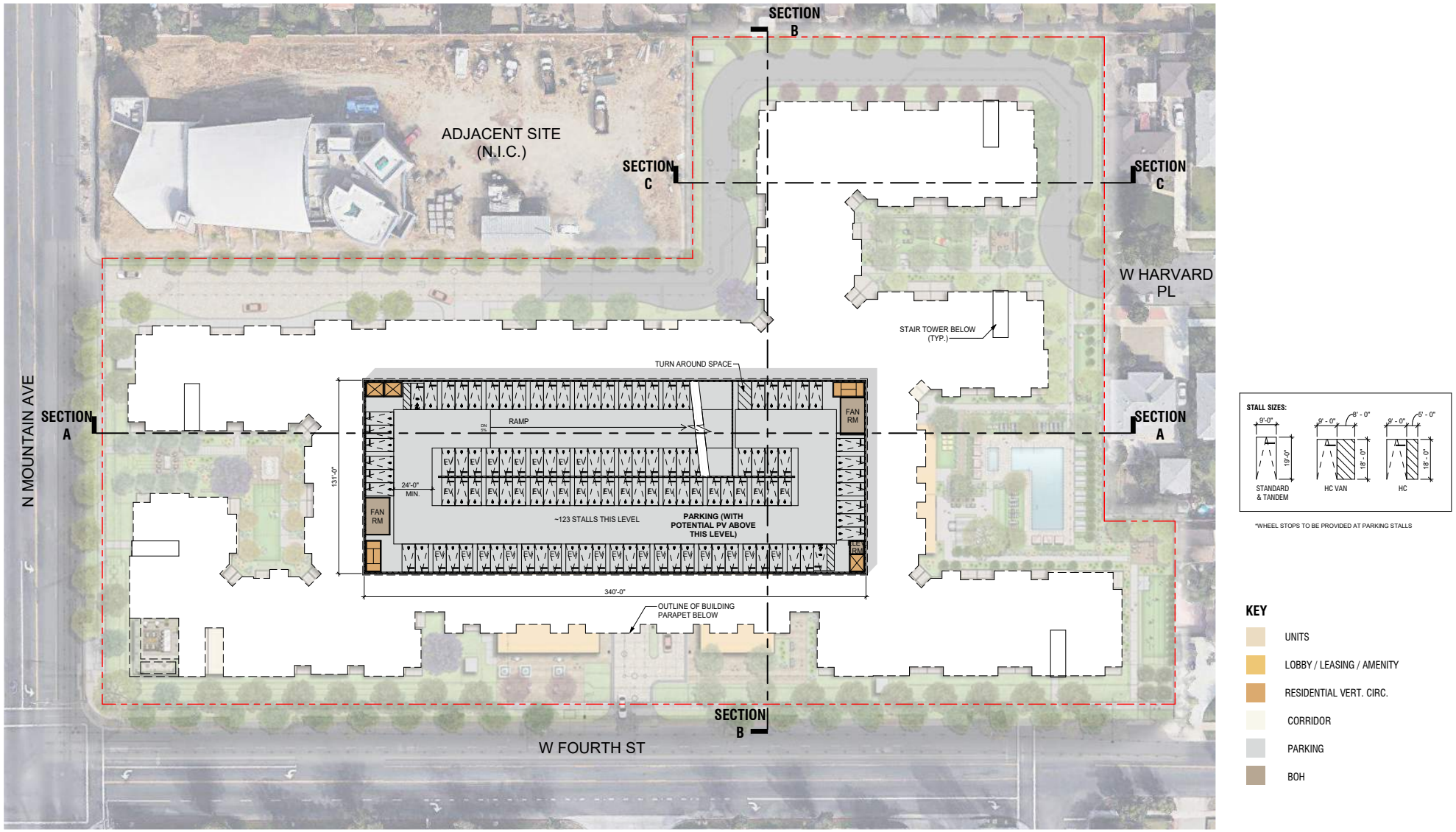


FIGURE 8: Sixth Level Floor Plan
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2198

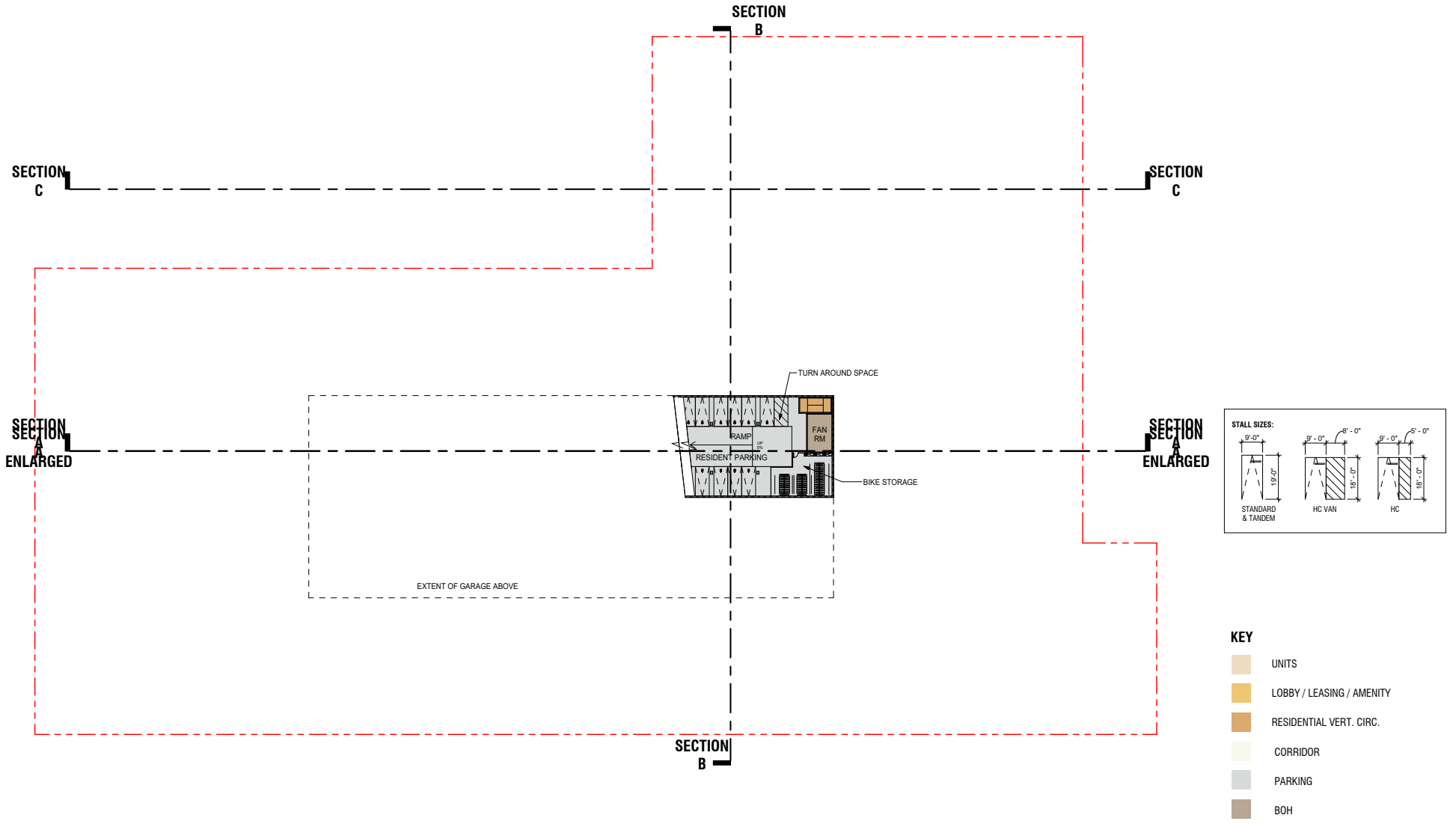
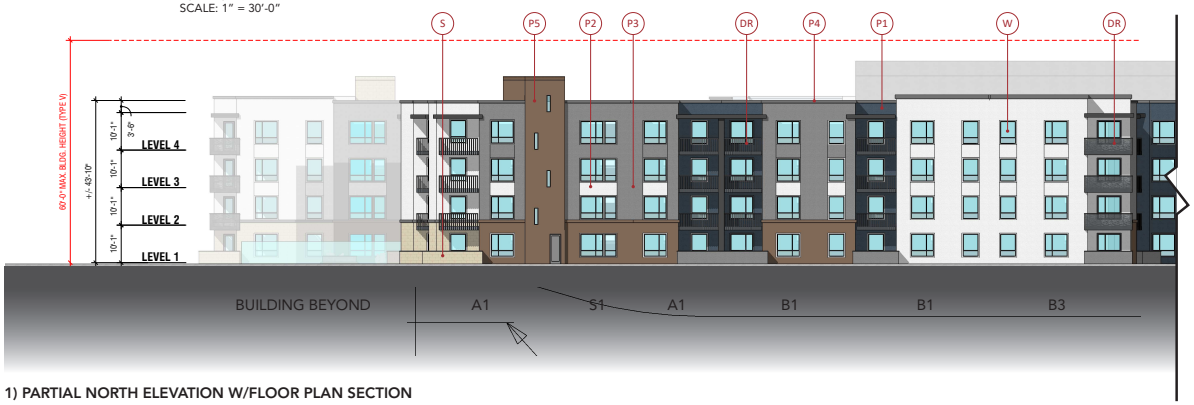


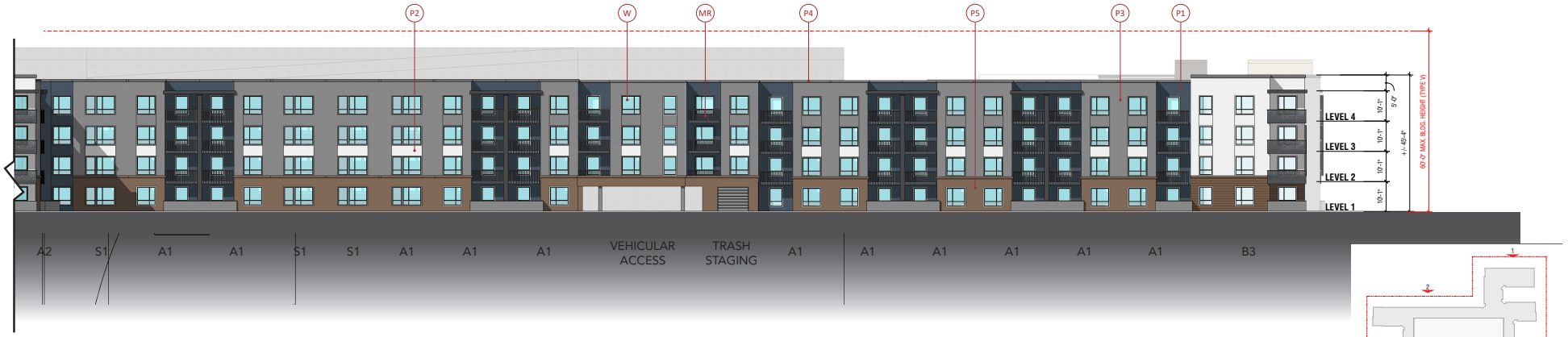
FIGURE 9: Basement Floor Plan
*Wa*termarke Ontario Planned Unit Development Project

Not to scale

1) & 2) FULL NORTH ELEVATION
SCALE: 1" = 30'-0"



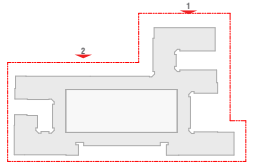
1) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION



2) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

S- STONE VENEER FINISH	P- PLASTER FINISH
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW

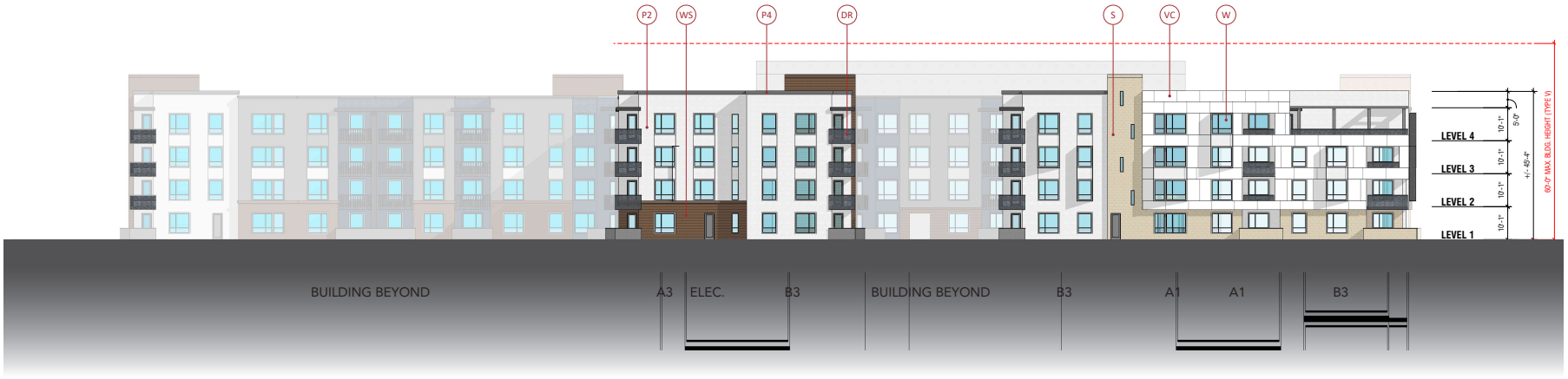


KEY MAP

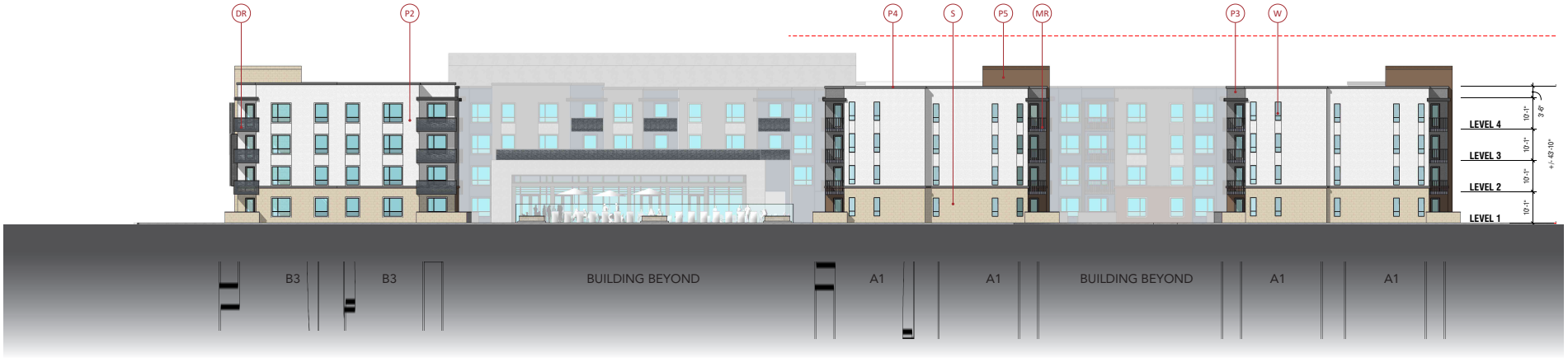
FIGURE 10: North Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2200



1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

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VC- CEMENT BOARD TILES	SF- STOREFRONT
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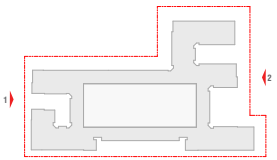
MR- METAL PICKET RAILING	W- VINYL WINDOW

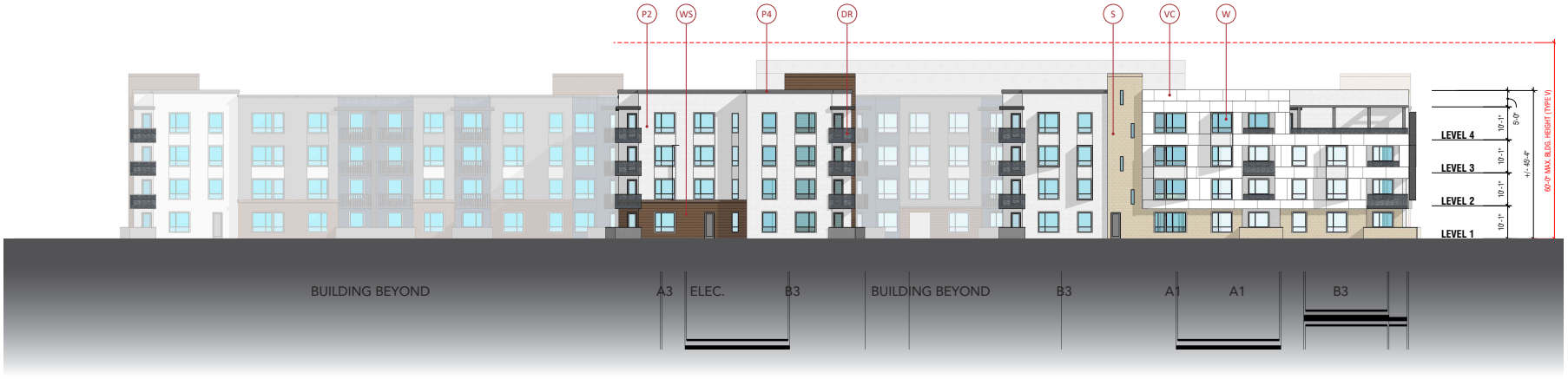


KEY MAP

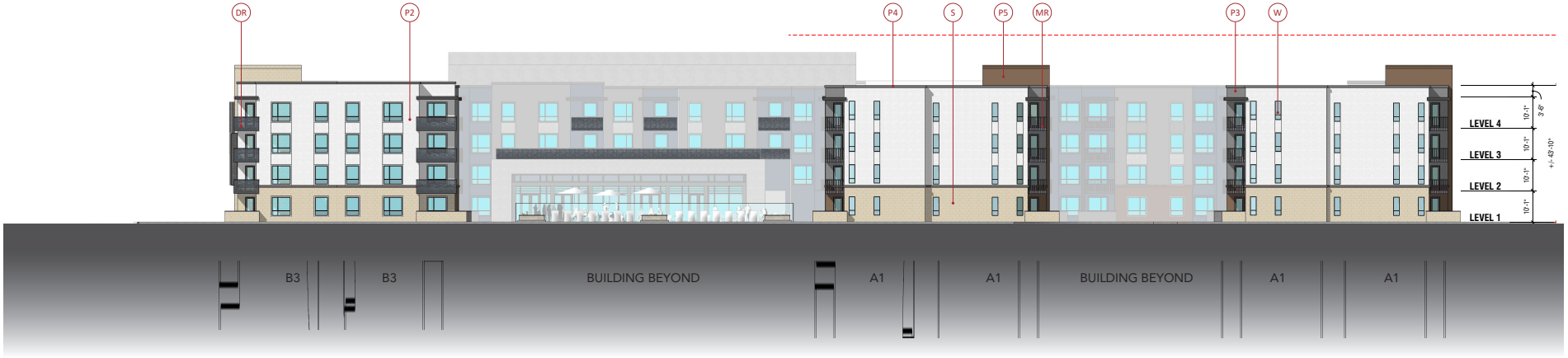
FIGURE 11: South Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2201



1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

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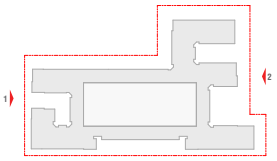
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW

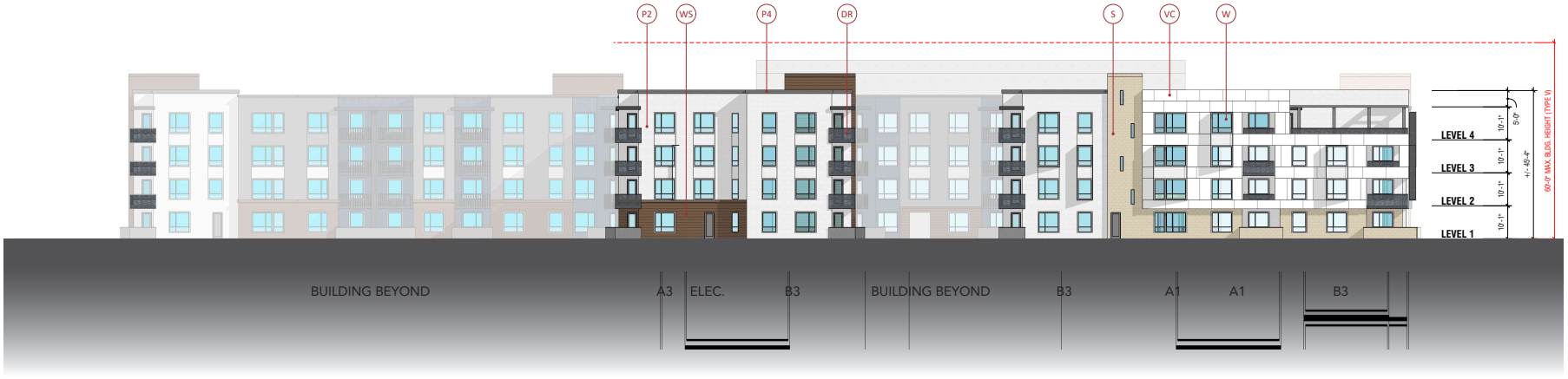


KEY MAP

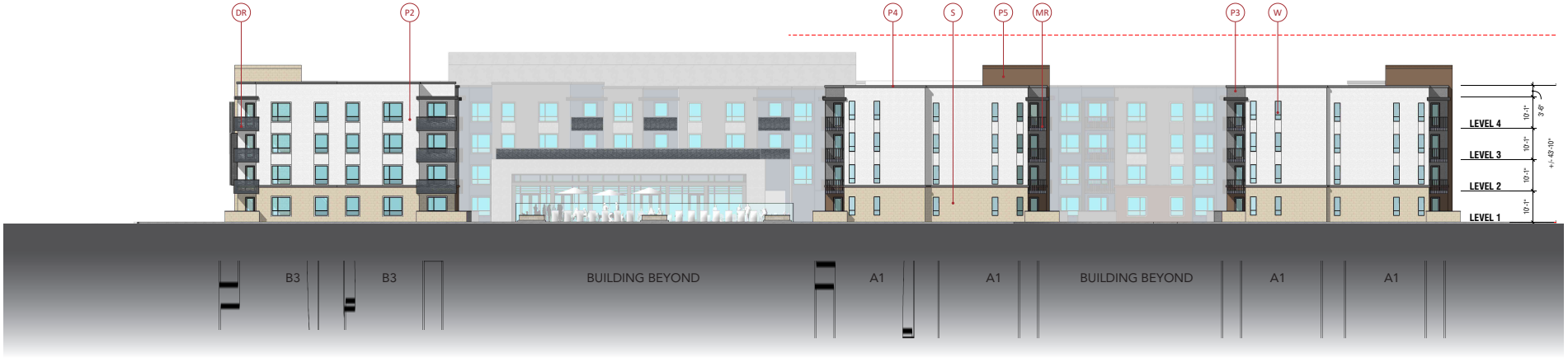
FIGURE 12: East Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2202



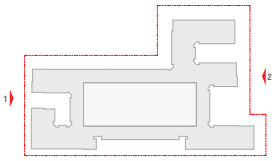
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

MATERIAL LEGEND

S- STONE VENEER FINISH	P- PLASTER FINISH
VC- CEMENT BOARD TILES	SF- STOREFRONT
DR- DECORATIVE METAL PANEL RAILING	WS- WOOD-LIKE SIDING ACCENT
MR- METAL PICKET RAILING	W- VINYL WINDOW



KEY MAP

FIGURE 13: West Elevation
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2203

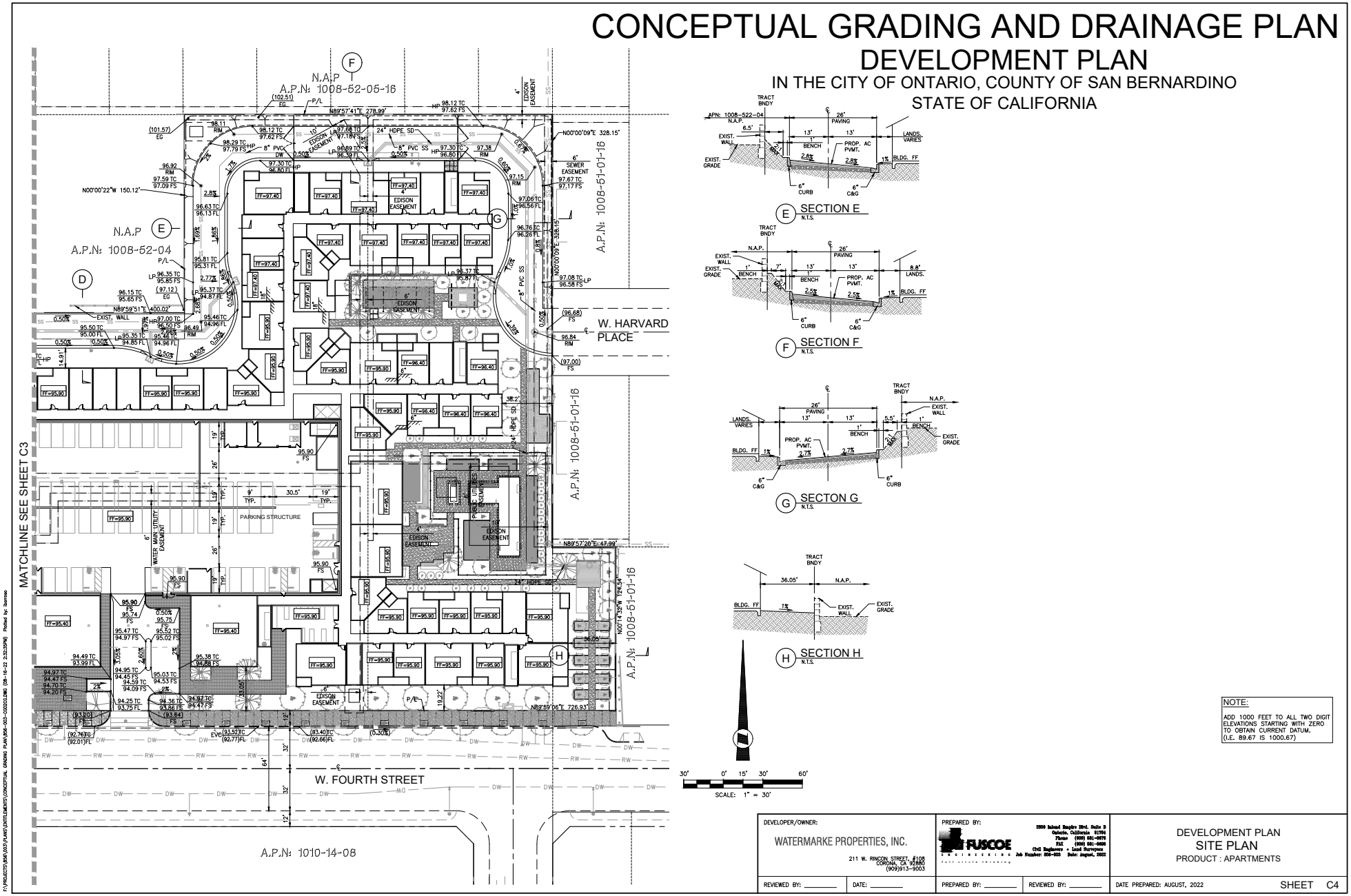


FIGURE 14: Conceptual Grading Plan East
Watermarke Ontario Planned Unit Development Project

Not to scale

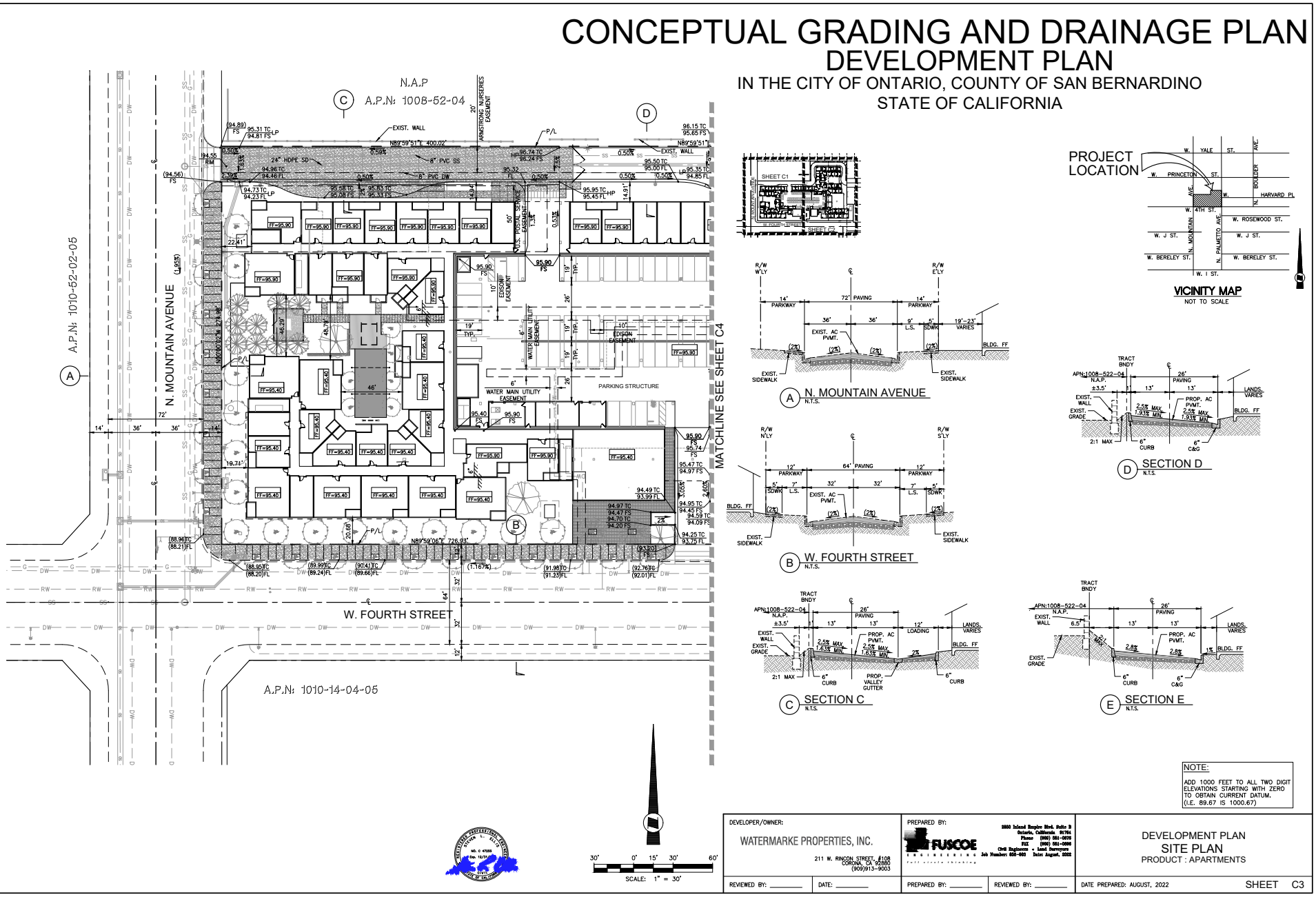
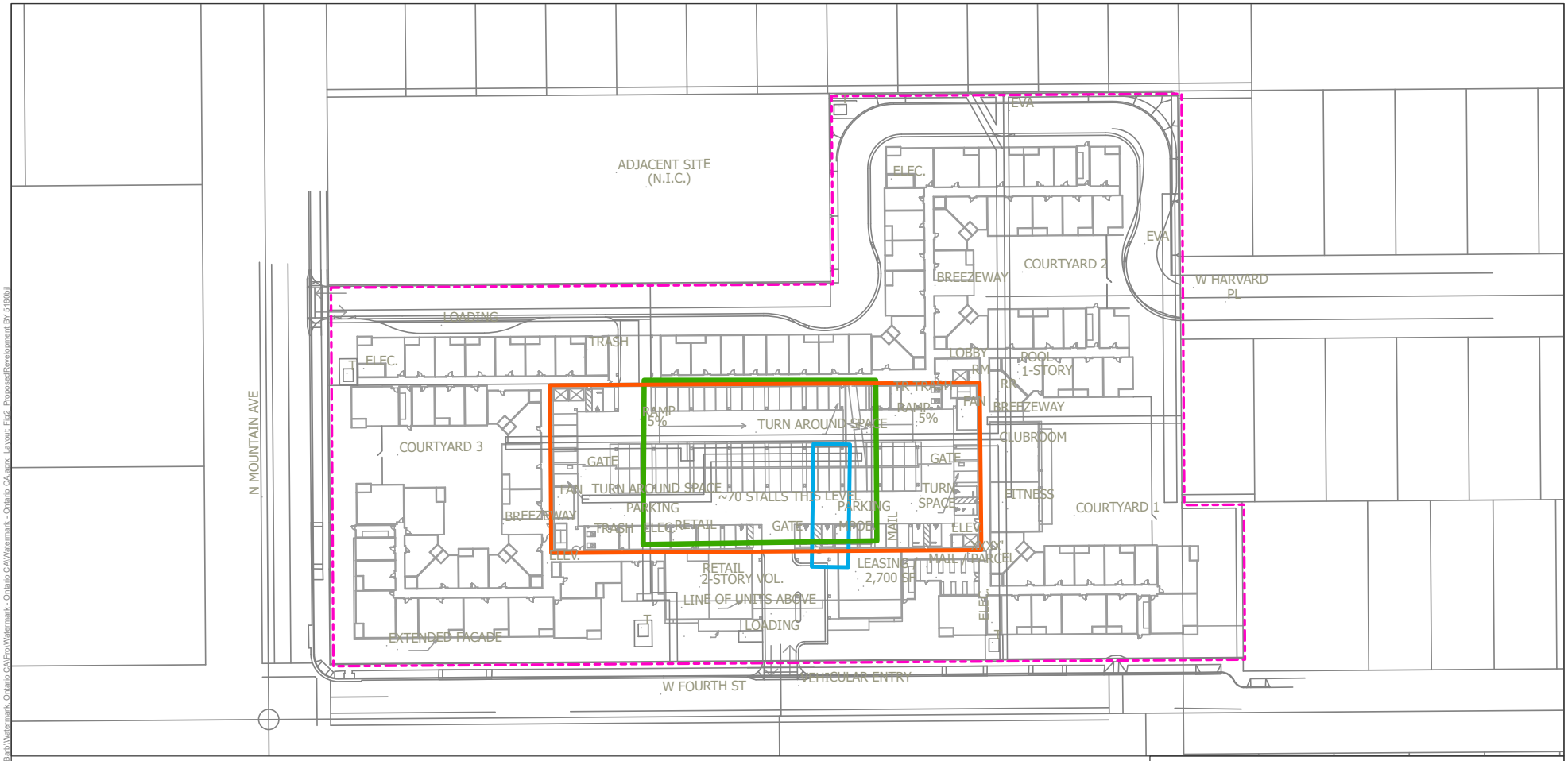


FIGURE 15: Conceptual Grading Plan West
Watermarke Ontario Planned Unit Development Project

Not to scale



Legend

- Approximate location of former deed restriction area
- Approximate location of former dry cleaner
- Approximate perimeter of slab-on-grade commercial parking structure used for parking purposes only
- Approximate Site Boundary

TCA Architects Yield Study (#2021-079) dated 05-26-2022 for Watermarke Properties, Inc.

N
W E
S

0 25 50 75
Feet

1 inch = 75 feet

Proposed Redevelopment Plans

JAFAM Corporation
1028 West Fourth Street
Ontario, California

Figure 2	**Jan 2023**

SCS ENGINEERS

C:\Users\5180b\OneDrive - SCS Engineers\Documents\projects_Bgn\Watermark, Ontario CA\Pro\Watermark - Ontario CA\Watermark - Ontario CA.aprx, Layout: Fig2_ProposedRevelopment BY 5180b

FIGURE 1: Deed Restriction Overlay
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»H 2206

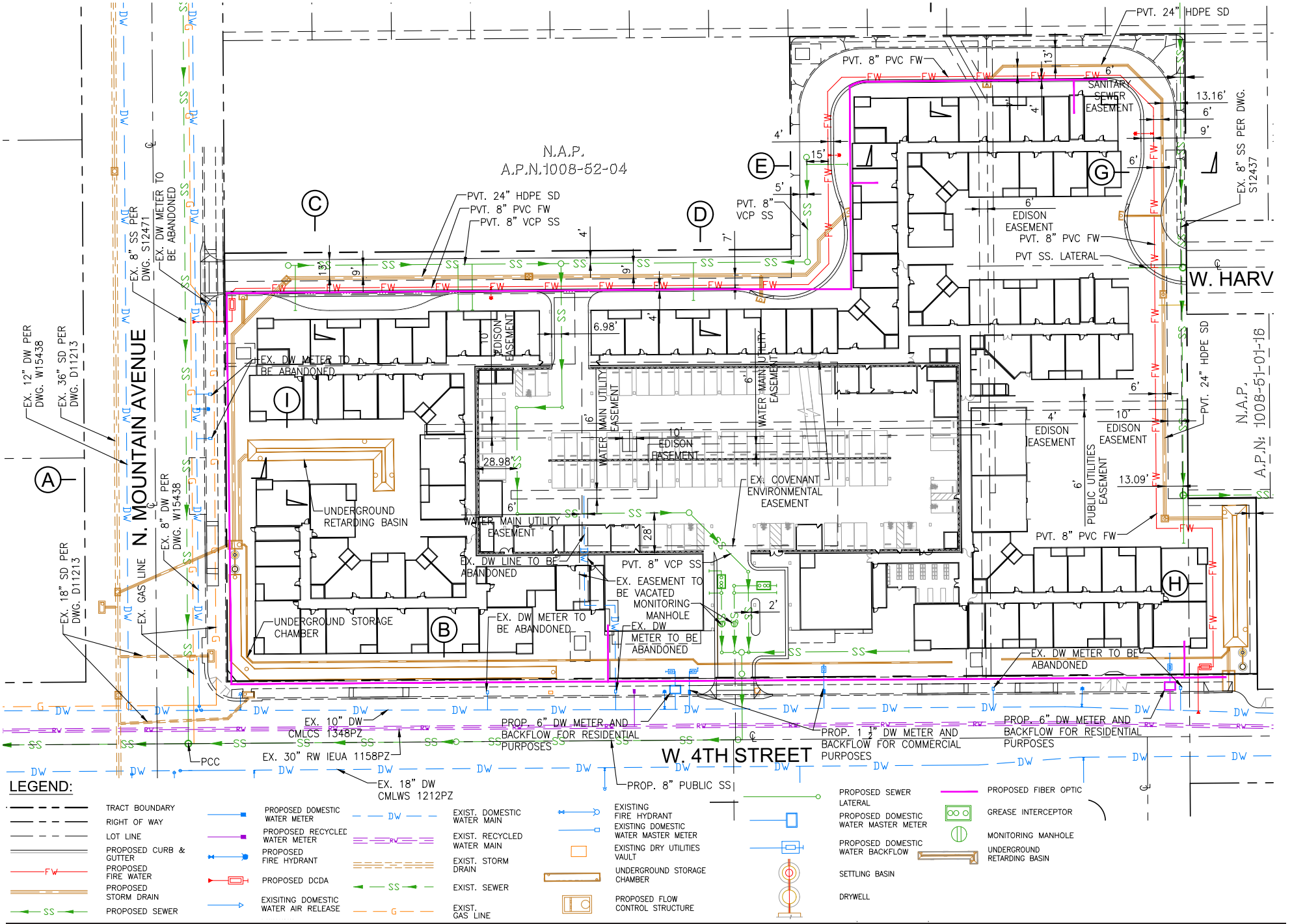


FIGURE 17: Project Utility Layout
Watermarke Ontario Planned Unit Development Project

Not to scale

Kimley»Horn 2207

3.0 TOP 2050 SEIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

No Impact:

- Aesthetics (Impacts 5.1-2)
- Agriculture and Forestry Resources (Impacts 5.2-1 and 5.2-3)

Less Than Significant Impact:

- Aesthetics (Impacts 5.1-1, 5.1-3, 5.1-4)
- Agriculture and Forestry Resources (Impacts 5.2-2 and 5.2-4)
- Air Quality (Impact 5.3-5)
- Biological Resources (Impacts 5.4-1 through 5.4-5)
- Cultural Resources (Impact 5.5-3)
- Energy (Impacts 5.6-1 through 5.6-2)
- Geology and Soils (Impacts 5.7-1 through 5.7-5)
- Greenhouse Gas Emissions (Impacts 5.8-1 through 5.8-2)
- Hazards and Hazardous Materials (Impacts 5.9-1 through 5.9-5)
- Hydrology and Water Quality (Impacts 5.10-1 through 5.10-5)
- Land Use and Planning (Impacts 5.11-1 through 5.11-2)
- Mineral Resources (Impact 5.12-1)
- Noise (Impact 5.13-2)
- Population And Housing (Impacts 5.14-1 through 5.14-2)
- Public Services (Impacts 5.15-1 through 5.15-4)
- Recreation (Impacts 5.16-1 through 5.16-2)
- Transportation (Impacts 5.17-1 and 5.17-3)
- Utilities and Service Systems (Impacts 5.19-1 through 5.19-4)
- Wildfire (Impacts 5.20-1 through 5.20-2)

Less Than Significant Impact with Incorporation of Mitigation:

- Cultural Resources (Impact 5.5-2)
- Geology and Soils (Impact 5.7-6)
- Tribal Cultural Resources (Impact 5.18-1)

Significant and Unavoidable Impact:

- Air Quality (Impacts 5.3-1 through 5.3-4)

- Cultural Resources (Impact 5.5-1)
- Noise (Impact 5.13-1 and 5.13-3 and 5.13-4)
- Transportation (Impact 5.17-2)

4.0 ENVIRONMENTAL ANALYSIS

4.1 INTRODUCTION

The scope of the City's review of the Project is set forth in CEQA and the CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the Project when compared to TOP 2050. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the SEIR was approved. This evaluation includes a determination as to whether the changes proposed for the Project would result in any new significant impacts or more severe significant impact.

Although CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in top 2050 were used as guidance for this Addendum. In addition, Section 15164 (c) of the CEQA Guidelines states that "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence." This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the Approved SEIR was certified would require additional environmental review or preparation of an SEIR.

Pursuant to CEQA Guidelines Section 15162, the City has determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Project does not propose substantial changes to the Approved SEIR, no substantial changes in circumstances would occur which would require major revisions to the Approved SEIR, and no new information of substantial importance has been revealed since the certification of Approved SEIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as a part of the Approved SEIR that minimized impacts associated with implementation of the Approved SEIR. The previously adopted Approved SEIR mitigation measures applicable to the Project would be collectively imposed as the Project's MMRP, which is contained in **Appendix A**.

4.2 AESTHETICS

4.2.1 Summary of Previous Environmental Analysis

The Approved SEIR concluded impacts associated with scenic resources, long-term visual character, and light/glare were determined to be less than significant. No mitigation measures were deemed necessary.

4.2.2 Analysis of Proposed Project

Threshold (a) Have a substantial adverse effect on a scenic vista? [Approved SEIR Impact 5.1-1]

No New or More Severe Impacts: The Project would not have a more severe or substantial adverse effect on a scenic vista than what was originally analyzed in TOP. The Approved SEIR cited the San Gabriel Mountains as the main scenic vista visible from the City. The Approved SEIR noted that compliance with the City's Municipal Code and policies would ensure that increased development in the City would not impact scenic vistas.[6] Additionally, it is not likely that development within low-lying areas of the City would alter scenic views of the San Gabriel Mountains as the peaks rise to 7,000 feet above mean sea level.[7]

Development associated with the Project would occur within City limits and would not require zoning or land use amendments for the property parcels. The PUD would allow for the development of structures one story higher than current zoning standards allow. However, the PUD would ensure minimal effects on views by requiring the placement of the taller parking structure in the center of the Project site, surrounded by the Project residential building. This would obscure views of the taller parking structure behind the outer residential structure based on pedestrian-level lines of sight from the street at the Perimeter of the Project site. Further, the Project would comply with Policy CD-1.5 which would ensure major north-south streets would be designed and redeveloped to feature views of the San Gabriel Mountains. The maximum Project building height would be 63 feet. While panoramic views of the San Gabriel Mountains would from public vantage points immediately south of the Project site would be impacted by Project development, the Project would only exceed allowed building heights by one story. Additionally, the sixth and final story of the Project would be comprised of the top of the central parking structure, with the highest point being approximately 9.5 feet higher than the ceiling of the fourth floor. Assuming a consistent 10-foot height for each story, this would account for a 1.5-foot shorter fifth story and would otherwise be within allowed building heights. While the Project does introduce new taller structures in the Project site, in comparison to existing structures, newly proposed structures do not substantially exceed allowed standards for the area and would not exceed the height of an average 5-story building. The Approved SEIR analysis was based on a maximum building height of 5 stories or 65 feet for buildings within the Project's land use designation. The Project would exceed this by one story. However, the Project's sixth story is comprised of an open final level of the central Parking structure. The final enclosed story is the fifth story of the central parking structure. Additionally, the Project does not propose improvements within the public ROW which would affect views north/south of the San Gabriel

[6] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.1-5 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[7] Ibid.

Mountains along Mountain Avenue. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes increased building heights compared to existing conditions, the maximum building height would be 63 feet (the central parking structure) and would not obscure scenic views of the San Gabriel Mountains. Additionally, the sixth story would constitute the upper level of a parking structure, with the final average height enclosed story being the fifth story. The Project would result in a less than significant impact. Therefore, no new and/or modified mitigation measures are required for issues related to scenic vistas. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Substantially damage scenic resources, including, but not limited to, trees, rock, outcroppings, and historic buildings within a scenic highway? [Approved SEIR Impact 5.1-2]

Threshold (c) Conflict with zoning or other regulations governing scenic quality? [Approved SEIR Impact 5.1-3]

No New or More Severe Impacts: As discussed in the Approved SEIR, the City does not have any state scenic highways through or in the vicinity of the City.[8] The closest designated state scenic highway is a portion of State Route 142 in Chino Hills, approximately five miles west of the City limit and approximately 7 miles southwest of the Project site.[9] The Euclid Avenue corridor and the Mission Boulevard corridor are the primary scenic corridors located in the City and are not near the Project Site as the Euclid Avenue corridor is located approximately one mile east of the Project site and the Mission Boulevard Corridor is located approximately three miles southeast of the Project site. These corridors are not designated as state scenic highways.[10]

The Project fulfills most requirements of the MU-8b zoning district only exceeding the 5-story limitation of the MU-8B zone. The Project does, however, include the preparation of a site-specific PUD. The Project PUD was prepared in accordance with PUD requirements set forth in City Development Code Section 4.01.030 (Planned Unit Developments and Amendments). The Project PUD will act as primary development standards for the Project site in cases where conflicts exist between the PUD and the existing zone standards. Additionally, MU-8b zoning districts allow for the development of retail uses and residential uses such as those proposed by the Project.

[8] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.1-6 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[9] Ibid.
[10] California State Scenic Highway System Map. 2023. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. (Accessed April 2023).

The Project would be consistent with policies presented in TOP 2050 to ensure new development would be compatible with the existing community. Specifically, the Project would be consistent with Policy CD-2.1 which would encourage all development to have visual interest and character through the use of exterior building materials that are high quality and appropriate for the geometric architectural style that would be carried out in all aspects of building and Project site design, as well as incorporating appropriate scale and proportions in building design. The Project would also comply with Policy CD-2.2 which would create neighborhoods that include floorplans that encourage views onto the street instead of facing garages. Furthermore, Policy CD-2.10 would ensure landscaping is included in parking areas to make them more aesthetically pleasing. Policy CD-3.5 encourages the use of lively pedestrian streetscapes that require business and residential entrances, outdoor dining, and storefronts to be located on ground floors adjacent to sidewalks and public spaces for a more aesthetically pleasing environment. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes six stories of building development compared to five stories assumed for the Project land use type, the Project would be developed as a wrapped style development with the tallest structure (six story central multilevel parking structure) would be surrounded on all sides by four story residential buildings, ground level-retail uses, and community amenities. Each side of the proposed buildings would be designed to be aesthetically pleasing, and provide visual appeal to the community and surrounding area. Furthermore, ground-level view of the sixth story of the central parking structure would be obscured by the surrounding four-story residential structures; shielding it from general public view. Therefore, Project would result in a less than significant impact and, no new and/or modified mitigation measures are required for issues related to scenic vistas. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? [Approved SEIR Impact 5.1-4]

No New or More Severe Impacts: The Project would have the potential to result in new sources of light and glare from new development. The PUD, and subsequent Project, would require adequate shielding of outdoor light sources, including parking lighting, security lighting, entry lighting, residential balconies, and lighting in common areas. Additionally, the Project would include the addition of building materials, such as windows, which could produce glare. All lighting facades, decorative fixtures, store window interiors, awnings, and signs would be in compliance with the City Development Code.

Lighting located on the Project site would be directed or shielded away from adjacent streets and properties and exterior lighting would be indirect in nature, coming from under eaves and canopies, or at ground level within landscaped areas. Light sources within communal areas would be warm colored and unobtrusive. Furthermore, light sources would be LED or metal halide. Additionally, reflective surfaces, such as windows, would be treated to minimize glare. However, as noted in the Approved SEIR adherence

to the design standards of the City Development Code would ensure that light and glare from new development would be minimized, and significant impacts would not occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Although the Project proposes additional lighting and reflective surfaces compared to current conditions, lighting would remain shielded and reflective surfaces would be minimized per City design standards and consistent with the conditions analyzed in the Approved SEIR. Therefore, Project would result in a less than significant impact and, no new and/or modified mitigation measures are required for issues related to light and glare. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.2.3 Overall Aesthetics Impact Conclusion

With regard to CEQA Statute Section 21166 and the CEQA Guidelines Section 15162(a), the Project would not result in any new or more severe impacts with respect to aesthetics. Therefore, the preparation of a SEIR is not warranted.

4.3 AGRICULTURE AND FORESTRY RESOURCES

4.3.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded the City has no land designated for agricultural use, and the existing agricultural uses exist as non-conforming uses. TOP 2050 re-designated agricultural land to nonagricultural land uses provided that equivalent Important Farmland is preserved elsewhere, or funds associated with the 1988 Park Bond Act are returned. Consequently, buildout of TOP 2050 would ultimately result in the conversion of all existing Important Farmland within the City to nonagricultural uses. However, because the City's land use plan does not designate agricultural uses in the City, TOP 2050 does not convert Prime Farmland, Unique farmland, and Farmland of Statewide Importance to nonagricultural uses. Additionally, the Approved SEIR does not consider any lands within the City to be forest lands, therefore development would not result in the loss or conversion of timberland to non-forest uses.

4.3.2 Analysis of Proposed Project

Threshold (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in Ontario to nonagricultural use? [Approved SEIR Impact 5.2-1]

Threshold (b) Conflict with existing zoning for agricultural use or a Williamson Act contract? [Approved SEIR Impact 5.2-2]

Threshold (c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production? [Approved SEIR Impact 5.2-3]

Threshold (d) Result in the loss of forest land or conversion of forest land to non-forest use? [Approved SEIR Impact 5.2-4]

Threshold (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? [Approved SEIR Impact 5.2-5]

No New or More Severe Impacts: The 2010 Certified EIR for the TOP disclosed that buildout of the TOP would result in significant and unavoidable impacts to Prime Farmland, Unique Farmland, and Farmland of Statewide Importance because it converted all of the then-existing land under these categories to residential, commercial, mixed-use, and industrial land uses. Because the City of Ontario's land use plan no longer designates agricultural land uses in the City, and the TOP was the baseline for the TOP 2050 SEIR, TOP 2050 SEIR – the Approved SEIR - disclosed that TOP 2050 would not, itself, plan for the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to nonagricultural uses and would have no impact on land zoned for the purpose of agricultural uses.[11]

The Project site consists of nonagricultural uses and is surrounded by urban lands. The Project is not located in land used for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

[11] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.2-12 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Additionally, the Project is not located on forest land, timberland, or timberland zoned Timberland Production. The Project site is zoned MU-8b and is able to accommodate the commercial and residential uses. The Approved SEIR concluded that any land held in a Williamson Act contract would have to be filed for nonrenewal, and the contract would have to be allowed to expire before development.[12] The Approved SEIR resulted in the cancellation or nonrenewal of Williamson Acts contracts, and therefore there were no further impacts to Williamson Act lands.[13] The Approved SEIR also noted that there are no land use designations or zoning for forest land, timberland, or timberland zoned Timberland Production in the City.[14] Therefore, the Project would not result in the loss of agricultural or forest lands, or conversion of forest land to non-forest use. Therefore, the Project would not result in new or a substantial increase in magnitude of impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

As previously stated, the Project site is not located on agricultural lands or forest land. Therefore, the Project would not result in impacts and no new and/or modified mitigation measures are required. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.3.3 Overall Agriculture and Forestry Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to agricultural and forestry resources. Therefore, preparation of a SEIR is not warranted.

[12] Ibid.
[13] Ibid.
[14] Ibid, Page 5.2-13

4.4 AIR QUALITY

4.4.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that air quality would be temporarily impacted during construction activities and project-related construction emissions could potentially exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds on a project-by-project and cumulative basis. Additionally, development under TOP 2050 would generate toxic air contaminants (TACs) that could contribute to elevated levels of risk.

4.4.2 Analysis of Proposed Project

Threshold (a) Conflict with or obstruct implementation of the applicable air quality plan? [Approved SEIR Impact 5.3-1]

No New or More Severe Impacts:

In compliance with Mitigation Measure (**MM**) AQ-1 of the Approved SEIR, an Air Quality analysis was created for the Project. As part of its enforcement responsibilities, the Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan that demonstrates the means to attain the federal standards. The State Implementation Plan must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the California Clean Air Act (CCAA) requires an air quality attainment plan to be prepared for areas designated as nonattainment regarding the state and federal ambient air quality standards. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To reduce such emissions, the SCAQMD drafted the 2016 Air Quality Management Plan (AQMP) and 2022 AQMP. The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The primary purpose of the 2022 AQMP is to identify, develop, and implement strategies and control measures to meet the 2015 8-hour ozone NAAQS. Air quality management planning is a regional and multi-agency effort including the SCAQMD, the California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the EPA. The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts. SCAG's latest growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is subject to the SCAQMD's AQMP.

Criteria for determining consistency with the AQMP are defined by the following indicators:

- **Consistency Criterion No. 1**: The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- **Consistency Criterion No. 2**: The Project will not exceed the assumptions in the AQMP or increments based on the years of the Project build-out phase.

According to the SCAQMD's CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and thus if it would interfere with the region's ability to comply with CAAQS and NAAQS.

The violations to which Consistency Criterion No. 1 refers are exceedances of CAAQS and NAAQS. As shown in **Table 2: Construction-Related Emissions** and **Table 3: Operational Emissions**, the Project would not exceed construction or operation emission standards. Therefore, the Project would not contribute to an existing air quality violation. Thus, the Project is consistent with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans.

The Project site is currently designated as Mixed-Use Neighborhood Activity Hub (MU-NH) which allows for 20 to 75 du/ac and 1.0 FAR for retail uses. Therefore, the Project is to be consistent with the current AQMP regional emissions inventory for the SCAB. Thus, the Project is consistent with the second criterion. As noted above (and discussed further in Threshold 5.3-2, below), Project implementation would not result in air pollutant emissions that exceed SCAQMD's construction and operational emission thresholds. In addition, the Project would also not delay timely attainment of air quality standards or interim emission reductions specified in the AQMP. Therefore, the Project would be consistent with the AQMP, resulting in a less than significant impact.

Additional mitigation measures from the Approved SEIR would be applied to further reduce potential impacts associated with Project implementation. Specifically, MM 3-2 would be applied through the Project's inclusion of internal and external pedestrian connections as well as the placement of bicycle racks and the Project's proximity to multiple bus stations. Additionally, the Air Quality Assessment is included as Appendix B to this Addendum, per MM AQ-1 and MM 3-1.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 3-1 Prior to discretionary approval by the City of Ontario for development projects subject to CEQA (California Environmental Quality Act) review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology for assessing air quality impacts. If construction-related criteria air

pollutants are determined to have the potential to exceed the SCAQMD adopted thresholds of significance, the City of Ontario Building Department shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:

- Require fugitive dust control measures that exceed SCAQMD 's Rule 403, such as:
    - Requiring use of nontoxic soil stabilizers to reduce wind erosion.
    - Applying water every four hours to active soil disturbing activities
    - Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.
- Using construction equipment rated by U.S. EPA as having Tier 4 interim or higher exhaust emission limits.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufacturers can be found on the SCAQMD's website.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Department.

In compliance with MM 3-1, An Air Quality Assessment was prepared for the Project in August 2023 that analyzes the construction-phase-related air quality impacts of the Project, for additional information see **Appendix B.**

MM 3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).

In compliance with MM **3-2**, the Project design has included pedestrian connections to the Project site from Mountain Avenue and Fourth Street to existing pedestrian sidewalks.

MM AQ-1 Prior to discretionary approval by the City of Ontario for development projects subject to CEQA review (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-phase-related air quality impacts to the City of Ontario Planning Department for review and approval. The evaluation shall be prepared in conformance with SCAQMD methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the SCAQMD–adopted thresholds of significance, the City of Ontario Planning Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible

mitigation measures to reduce long-term emissions could include, but are not limited to the following:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485).
- Provide changing/shower facilities as specified in Section A5.106.4.3 of CALGreen (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities per Section A4.106.9 of CALGreen (Residential Voluntary Measures).
- Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3 and Section A5.106.8.2 of CALGreen (Nonresidential Voluntary Measures; Residential Voluntary Measures).
- Applicant-provided appliances shall be Energy Star–certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star–certified or equivalent appliances shall be verified by the City during plan check.

In compliance with **MM AQ-1,** an Air Quality analysis was created for the Project in August 2023 that analyzes the operation-phase-related air quality impacts of the Project, for additional information see **Appendix B.**

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in Approved SEIR (Approved SEIR Impacts 5.3-1, 5.3-2, 5.3-3, and 5.3-4) and would not directly require mitigation. Regardless, the implementation of mitigation measures from the Approved SEIR would further reduce impacts. The Project would comply with **MM 3-1**, **MM 3-2**, and **MM AQ-1**, an Air Quality Assessment was conducted for the Project and is included as **Appendix B1** and the Project would undergo City review. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? [Approved SEIR Impact 5.3-2]

Construction Emissions

No New or More Severe Impacts: Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include Ozone (O_3)-precursor pollutants (i.e., Reactive Organic Gases (ROG) and Nitrogen Oxides (NOX)) and Particulate Matter 10 microns or less (PM10) and Particulate Matter 2 microns or less (PM2.5). Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Construction results in the temporary generation of emissions resulting from Project site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with Project site preparation activities as well as weather conditions and the appropriate application of water. Fugitive dust emissions may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby.

The Project's construction emissions were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See **Appendix B** for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are summarized in in **Table 2: Construction-Related Emissions**.

Table 2: Construction-Related Emissions

Construction Year	Emissions (Maximum Pounds Per Day) [1]					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 2024	8.48	83.3	79.7	0.13	13.0	7.3
Year 2025	33.0	22.8	54.7	0.06	7.03	2.14
Year 2026	2.73	14.3	41.2	0.04	5.98	1.72
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix B for Model Data Outputs.

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

As shown in **Table 2: Construction-Related Emissions**, all criteria pollutant emissions would remain below their respective thresholds.

Operational Emissions

No New or More Severe Impacts: Project-generated emissions would be primarily associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. Long-term operational emissions attributable to the Project are summarized in **Table 3: Operational Emissions**.

Table 3: Operational Emissions

Source	Emissions (Maximum Pounds Per Day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	4.63	3.84	33.3	0.08	6.82	1.77
Area Source Emissions	11.0	5.33	34.3	0.03	0.43	0.44
Energy Emissions	0.06	1.01	0.44	0.01	0.08	0.08
Total Emissions	15.69	10.18	68.04	0.12	7.33	2.29
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases; NO_X = Nitrogen Oxides; CO = Carbon Monoxide; SO_2 = Sulfur Dioxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.

As shown in **Table 3: Operational Emissions**, all criteria pollutant emissions would remain below their respective thresholds.

Cumulative Short-Term Emissions

No New or More Severe Impacts: The SCAB is designated nonattainment for Ozone (O_3), Particulate Matter 10 microns in diameter or less (PM_{10}), and Particulate Matter 2.5 microns in diameter or less ($PM_{2.5}$) for state standards and nonattainment for O_3 and $PM_{2.5}$ for Federal standards. Appendix D of the SCAQMD White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (2003) notes that projects that result in emissions that do not exceed the project specific SCAQMD regional thresholds of significance should result in a less than significant impact on a cumulative basis unless there is other pertinent information to the contrary. Therefore, if a project is estimated to result in emissions that do not exceed the thresholds, the project's contribution to the cumulative impact on air quality in the SCAB would not be cumulatively considerable. As shown in **Table 3: Operational Emissions**, construction emissions of the Project would not exceed the SCAQMD significance thresholds, and the construction impacts would be less than significant levels. Therefore, the Project would not generate a cumulatively considerable contribution to air pollutant emissions during construction.

Cumulative Long-Term Impacts

No New or More Severe Impacts: The SCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, individual project emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the operational thresholds of significance based on the level above which individual project emissions would result in a cumulatively considerable contribution to the SCAB's existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact.

As shown in **Table 3: Operational Emissions**, the Project operational emissions would not exceed SCAQMD thresholds. As a result, operational emissions associated with the Project would not result in a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Project operations would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant.

Plans, Programs, and Policies:

The following includes existing requirements that are based on local, State, or federal regulations or laws that are frequently required independent of CEQA review. Typical standard conditions and requirements include compliance with the provisions of the Building Code, SCAQMD Rules, etc. The City may impose additional conditions during the approval process, as appropriate. Because these requirements are neither project specific nor a result of project development, they are not Mitigation Measures.

PPP AIR-1 New buildings are required to achieve the current California Building Energy Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11).

PPP AIR-2 Construction activities will be conducted in compliance with 13 California Code of Regulations (CCR) Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.

PPP AIR-3 Construction activities will be conducted in compliance with any applicable SCAQMD rules and regulations, including but not limited to the following:

- Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
- Rule 402, Nuisance, which states that a project 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."
- Rule 1113, which limits the volatile organic compound content of architectural coatings.

As stated in Impact 4.4.2(a) above, an Air Quality Assessment was created for the Project in August 2023 and is included as **Appendix B** to this Addendum, in keeping with MM AQ-1 and MM 3-1.

Mitigation Measures

Refer to **MM 3-2** and **AQ-1** from Approved SEIR, discussed above under Threshold (a).

Conclusion

The Project's emissions would not exceed the SCAQMD thresholds during both construction and operations. Thus, the impact would not be cumulatively considerable. With the implementation of mitigation measure measures in the TOP 2050 SEIR air quality impacts related to the proposed Project are

less than the significant and unavoidable impacts identified in the Approved SEIR (Approved SEIR Impacts 5.3-1, 5.3-2, 5.3-3, and 5.3-4). No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Expose sensitive receptors to substantial pollutant concentrations? [Approved SEIR Impact 5.3-3]

Localized Construction Significance Analysis

No New or More Severe Impacts: The nearest sensitive receptors are single-family residential dwellings located adjacent to the north and east of the Project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing Local Significant Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific emissions.

Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, **Table 4: Equipment-Specific Grading Rates**, Equipment-Specific Grading Rates is used to determine the maximum daily disturbed acreage for comparison to LSTs. The appropriate SRA for the localized significance thresholds is the Southwest San Bernardino Valley (SRA 33) since this area includes the Project. LSTs apply to NO2, CO, PM10, and PM2.5. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to five acres in size. Project construction is anticipated to disturb a maximum of four acres in a single day. As the LST guidance provides thresholds for projects disturbing 1-, 2-, and 5-acres in size and the thresholds increase with size of the Project site, the LSTs for a 3.5-acre threshold were interpolated and utilized for this analysis.

Table 4: Equipment-Specific Grading Rates

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Site Preparation	Tractors	4	0.5	8	2.0
	Graders	0	0.5	8	0.0
	Dozers	3	0.5	8	1.5
	Scrapers	0	1	8	0.0
				Total Acres Graded per Day	**3.5**

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

The SCAQMD's methodology states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, only emissions included in the CalEEMod "on-site" emissions outputs were considered. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. SCAQMD's LST guidance recommends using the 25-meter threshold for receptors located 25 meters or less from the Project site. Therefore, the LSTs for 3.5 acres at 25 meters were used for the construction analysis which is consistent with the SCAQMD LST methodology. **Table 5:**

Localized Significance of Construction Emissions presents the results of unmitigated localized emissions during each construction activity. **Table 5: Localized Significance of Construction Emissions** shows that emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 5: Localized Significance of Construction Emissions

Construction Activity	Emissions (Maximum Pounds Per Day)[1]			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition (2024)	24.9	21.7	2.1	1.2
Site Preparation (2024)	36.0	32.9	6.7	4.1
Grading (2024)	18.2	18.8	3.7	1.7
Building Construction (2024)	11.2	13.1	0.5	0.5
Building Construction (2025)	10.4	13.0	0.4	0.4
Paving (2025)	7.5	10.0	0.4	0.3
Architectural Coating (2025)	0.9	1.1	0.03	0.03
Combined Building Construction / Paving (2025)	17.9	23	0.8	0.7
Combined Building Construction / Architectural Coating (2025)	11.3	14.1	0.4	0.4
Building Construction (2026)	9.9	13.0	0.4	0.4
Maximum Daily Emissions	**36.0**	**32.9**	**6.7**	**4.1**
SCAQMD Localized Screening Threshold (adjusted for 3.5 acres at 25 meters)	*220*	*1,713*	*11*	*7*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

1. SCAQMD Rule 403 Fugitive Dust applied. The Rule 403 reduction/credits include the following: properly maintain mobile and other construction equipment; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour. Reductions percentages from the SCAQMD CEQA Handbook (Tables XI-A through XI-E) were applied. No mitigation was applied to construction equipment. Refer to Appendix B for Model Data Outputs.

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

Localized Operational Significance Analysis

The operational phase LST protocol applies to on-site emissions sources (area and energy sources). It is noted that the SCAQMD's LSTs are screening thresholds for localized emissions based on location, distance, and Project site size. LSTs thresholds for receptors located at 25 meters or less in SRA 33 were utilized in this analysis because the closest receptor is located adjacent to the east. Although the Project site is approximately 5.8 acres, the 5-acre LST threshold was also conservatively used for the Project, as the LSTs increase with the size of the site. **Table 6: Localized Significance of Operational Emissions** shows that the maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors.

Table 6: Localized Significance of Operational Emissions

Activity	Emissions (Maximum Pounds Per Day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
On-Site Emissions	6.3	34.7	0.5	0.5
SCAQMD Localized Screening Threshold (adjusted for 5 acres at 25 meters*)*	*220*	*1,713*	*3*	*2*
Exceed SCAQMD Threshold?	**No**	**No**	**No**	**No**

NO_X = Nitrogen Oxides; CO = Carbon Monoxide; PM_{10} = Particulate Matter 10 microns in diameter or less; $PM_{2.5}$ = Particulate Matter 2.5 microns in diameter or less

Source: CalEEMod version 2022.1.1.14. Refer to Appendix B for model outputs.

Criteria Pollutant Health Impacts

On December 24, 2018, the California Supreme Court issued an opinion identifying the need to provide sufficient information connecting a project's air emissions to health impacts or explain why such information could not be ascertained (*Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme O_3 nonattainment areas such as the SCAB) as emitting 10 tons per year. The thresholds correlate with the trigger levels for the federal New Source Review (NSR) Program and SCAQMD Rule 1303 for new or modified sources. The NSR Program[15] was created by the FCAA to ensure that stationary sources of air pollution are constructed or modified in a manner that is consistent with attainment of health-based federal ambient air quality standards. The federal ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect the public health. Therefore, projects that do not exceed the SCAQMD's LSTs and mass emissions thresholds would not violate any air quality standards or contribute substantially to an existing or projected air quality violation and no criteria pollutant health impacts.

NO_X and ROG are precursor emissions that form O_3 in the atmosphere in the presence of sunlight where the pollutants undergo complex chemical reactions. It takes time and the influence of meteorological conditions for these reactions to occur, so O_3 may be formed at a distance downwind from the sources. Breathing ground-level O_3 can result health effects that include reduced lung function, inflammation of airways, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily O_3 concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity. The consistency and coherence of the evidence for effects upon asthmatics suggests that O_3 can make asthma symptoms worse and can increase sensitivity to asthma triggers.

The SCAQMD's 2022 AQMP focuses on the 2015 8-hour ozone standard with achieving attainment in 2037. The largest source of NO_X emissions (an O_3 precursor) in 2018 were related to on-road sources. The 2022 AQMP also emphasizes a shift in focus beyond on-road emissions to off-road sources. The 2022 AQMP identifies a 67 percent NO_X reduction beyond what we would achieve through current programs by 2037 and about 83 percent below current levels. In order to achieve this, the SCAQMD identifies the need for widespread adoption of zero emissions (ZE) technologies across all mobile sectors and stationary sources.

The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available ZE and low NOX technologies and (2) developing new ZE and ultra-low NOX technologies for use in cases where the technology is not currently available. SCAQMD will prioritize distribution of incentive funding in environmental justice (EJ) areas and seek opportunities to focus benefits on the most disadvantaged communities. The 2022 AQMP includes a total of 49 control measures. In addition to the NOX measures, the 2022 AQMP relies on co-

[15] Code of Federal Regulation (CFR) [i.e. PSD (40 CFR 52.21, 40 CFR 51.166, 40 CFR 51.165 (b)), Non-attainment NSR (40 CFR 52.24, 40 CFR 51.165, 40 CFR part 51, Appendix S)

benefits from climate and energy efficiency programs for further reductions, limited strategic measures for VOC reductions, and other actions.

The SCAQMD's air quality modeling demonstrates that NOX reductions prove to be much more effective in reducing O3 levels and will also lead to significant improvement in PM2.5 concentrations. NOX-emitting stationary sources regulated by the SCAQMD include Regional Clean Air Incentives Market (RECLAIM) facilities (e.g., refineries, power plants, etc.), natural gas combustion equipment (e.g., boilers, heaters, engines, burners, flares) and other combustion sources that burn wood or propane.

There are significant challenges with correlating specific health effects that will occur as a result of a project's significant criteria air pollutant emissions. Generally, models that correlate criteria air pollutant concentrations with specific health effects focus on regulatory decision-making that will apply throughout an entire air basin or region. These models focus on the region-wide health effects of pollutants so that regulators can assess the costs and benefits of adopting a proposed regulation that applies to an entire category of air pollutant sources, rather than the health effects related to emissions from a specific proposed project or source. Because of the scale of these analyses, any one project is likely to have only very small incremental effects which may be difficult to differentiate from the effects of air pollutant concentrations in an entire air basin. In addition, such modeling efforts are costly, and the value of a project-specific analysis may be modest in relation to that cost. Furthermore, the results, while costly to produce, may not be particularly useful. For regional pollutants, it is difficult to trace a particular project's criteria air pollutant emissions to a specific health effect. Moreover, the modeled results may be misleading because the margin of error in such modeling is large enough that, even if the modeled results report a given health effect, the model is sufficiently imprecise that the actual effect may differ from the reported results; that is, the modeled results suggest precision, when in fact available models cannot be that precise on a project level.

As discussed above, the mass emissions thresholds developed by SCAQMD and used by CEQA lead agencies throughout southern California to determine potential significance of project-related regional changes in the environment are not directly indicative of exceedances of applicable ambient air standards. Meteorology, the presence of sunlight, and other complex chemical factors all combine to determine the ultimate concentration and location of O3 or PM. The effects on ground-level ambient concentrations of pollutants that may be breathed by people are also influenced by the spatial and temporal patterns of the emission sources. In other words, the effect on O3 and PM concentrations from a given mass of pollutants emitted in one location may vary from the effect if that same mass of pollutants was emitted in an entirely different location in the SCAB. The same effect may be observed when the daily and seasonal variation of emissions is taken into account. Regional-scale photochemical modeling, typically performed only for NAAQS attainment demonstration and rule promulgation, account for these changes in the spatial, temporal, and chemical nature of regional emissions.

Emissions from the construction and operation of the Project would vary by time of day, month, and season, and the majority of Project-related emissions, being generated by mobile sources driving to and from the Project site, would be emitted throughout a wide area defined by the origins and destinations

of people traveling to and from the Project. As SCAQMD has stated, "it takes a large amount of additional precursor emissions to cause a modeled increase in ambient ozone levels over an entire region."[16]

Specifically, for extremely large regional projects, the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NOX and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to O3. Based on its recent experiences applying regional scale models to relatively small increase in emissions, SCAQMD's Amicus Brief in the Friant Ranch case stated: "[A] project emitting only 10 tons per year of NOX or VOC is small enough that its regional impact on ambient ozone levels may not be detected in the regional air quality models that are currently used to determine ozone levels." The Brief makes it clear that SCAQMD does not believe that there must be a quantification of a project's health risks in CEQA documents prepared for individual projects since it would be difficult to quantify health impacts for criteria pollutants. Also, the Project does not generate anywhere near 6,620 pounds per day of NOX or 89,190 pounds per day of ROG (VOC) emissions, which SCAQMD stated was a large enough emission to quantify O3-related health impacts. Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level.

As previously discussed, localized effects of on-site Project emissions on nearby receptors for the Project would be less than significant (refer to **Table 5: Localized Significance of Construction Emissions** and **Table 6: Localized Significance of Operational Emissions**). The LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. The LSTs were developed by the SCAQMD based on the ambient concentrations of that pollutant for each SRA and distance to the nearest sensitive receptor. The ambient air quality standards establish the levels of air quality necessary, with an adequate margin of safety, to protect public health, including protecting the health of sensitive populations. However, as discussed above, neither the SCAQMD nor any other air district currently have methodologies that would provide Lead Agencies and CEQA practitioners with a consistent, reliable, and meaningful analysis to correlate specific health impacts that may result from a proposed project's mass emissions. Information on health impacts related to exposure to ozone and particulate matter emissions published by the U.S. EPA and CARB have been summarized above and discussed in the Regulatory Framework section. Health studies are used by these agencies to set the NAAQS and CAAQS.

Although it may be misleading and unreliable to attempt to specifically and numerically quantify the Project's health risks, this analysis provides extensive information concerning the Project's potential health risks. While the Project is expected to exceed the SCAQMD's numeric regional mass daily thresholds for ROG and NOX, this does not in itself constitute a significant health impact to the population adjacent to the Project and within the SCAB. The reason for this is that the mass daily thresholds are in pounds per day emitted into the air whereas health effects are determined based on the concentration of emissions in the air at particular receptor (e.g., parts per million by volume of air, or micrograms per cubic meter of air).

[16] Ibid. Page 34.

The NAAQS and CAAQS were developed to protect the most susceptible population groups from adverse health effects and were established in terms of parts per million or micrograms per cubic meter for the applicable emissions. As stated earlier, the mass emission thresholds were established primarily in conjunction with federal permitting "major source" thresholds. If emissions were below these "de minimis" emission rates, then the proposed Project is presumed to conform with the NAAQS. While based on the status of an air basin level of attainment of the health-based NAAQS, emissions in excess of the mass emission thresholds from one project does not mean the air basin would experience measurably higher ground level concentrations, or more frequent occurrences of ground level concentrations in exceedance of standards or delay timely attainment of a particular NAAQS.

Ozone concentrations are dependent upon a variety of complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground-level ozone concentrations in relation to the NAAQS and CAAQS, none of the health-related information can be directly correlated to the pounds/day or tons/year of emissions estimated from a single, proposed project. Therefore, it is impossible to correlate significant criteria pollutants from an individual project to health risk. **Table 2: Construction-Related Emissions** includes a list of criteria pollutants and summarizes common sources and effects. Thus, this analysis is reasonable and intended to foster informed decision making. Due to the uncertainty in the relationship between project-level mass emissions and regional ozone formation as well as limitations with currently available technical tools, the resulting health effects associated with the Project cannot be identified. Given this is speculative, no meaningful conclusion can be drawn with respect to potential health effects from the criteria pollutant emissions of the proposed Project.

Carbon Monoxide Hotspots

An analysis of CO "hot spots" is needed to determine whether the change in the level of service of an intersection resulting from the Project would have the potential to result in exceedances of the CAAQS or NAAQS. It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined. Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard.

The SCAB was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD's AQMP. The 2003 AQMP is the most recent version that addresses CO concentrations. As part of the SCAQMD CO Hotspot Analysis, the Wilshire Boulevard and Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 ppm, which is well below the 35-ppm Federal standard. The Project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD's CO Hotspot Analysis. As the CO hotspots were not experienced at the Wilshire Boulevard and Veteran Avenue

intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced at any vicinity intersections resulting from 1,269 additional total vehicle trips attributable to the Project and distributed throughout the roadway network. Therefore, impacts would be less than significant.

As stated in Impact 4.4.2(a) above, the Air Quality Assessment is included as an appendix to this Addendum, per **MM AQ-1** and **MM 3-1**.

Mitigation Measures

Refer to **MM 3-1** and **AQ-1** from Approved SEIR, discussed above under Threshold (a).

Conclusion

Air quality impacts related to the proposed Project are less than the significant and unavoidable impacts identified in the Approved SEIR. With the implementation of mitigation measure measures in the TOP 2050 SEIR no new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)? [Approved SEIR Impact 5.3-4]

Construction

No New or More Severe Impacts: Odors that could be generated by construction activities are required to follow SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities may generate odors. However, these odors would be temporary, are not expected to affect a substantial number of people and would disperse rapidly. Therefore, impacts related to odors associated with the Project's construction-related activities would be less than significant.

Operations

No New or More Severe Impacts: The SCAQMD *CEQA Air Quality Handbook* identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and

fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would not create objectionable odors.

Mitigation Measures

No mitigation measures are required, and impacts would be less than significant.

Conclusion

Odors and other emissions related to the proposed Project are similar to the less than significant impacts identified in Approved SEIR. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.4.3 Overall Air Quality Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to air quality. Therefore, preparation of a SEIR is not warranted.

4.5 BIOLOGICAL RESOURCES

4.5.1 Summary of TOP 2050 Analysis

The City is almost completely developed with urban and agricultural uses, with no large open areas of native habitat. TOP 2050 includes policies to ensure that special-status species and habitat are protected through compliance with state and federal regulations (e.g., Policies ER-5.1 and ER-5.2). Projects under TOP 2050 that undergo independent CEQA review would be required to determine whether there is potential habitat on-site for sensitive species. If potential habitat were found on-site, focused surveys for those sensitive species potentially present would be required.

Implementation of TOP 2050 would not result in direct vegetation removal in surface water areas in the City; however, projects approved pursuant to TOP 2050 could indirectly result in such removal.

4.5.2 Analysis of Proposed Project

Threshold (a) Have a substantial effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Approved SEIR Impact 5.4-1]

Threshold (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Approved SEIR Impact 5.4-2]

Threshold (c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? [Approved SEIR Impact 5.4-3]

No New or More Severe Impacts: The Project is located within TOP 2050 Mixed Use – Neighborhood Activity Hubs (MU-NH). The Approved SEIR indicated that much of the City is developed with urban and agricultural uses, with very little native habitat remaining. Vacant land in the City would have low habitat value, because much of it is barren ground and does not support vegetation, and many areas of vacant land are small, surrounded by developed urban uses, and isolated from other vacant areas.[17] TOP 2050 includes policies to ensure that special-status species and habitat are protected through compliance with state and federal regulations. The Approved SEIR found that implementation of TOP 2050 would not result in direct vegetation removal in surface water areas in the City. Additionally, adherence to Policy ER-5.1 of TOP 2050 would support avoidance of adverse impacts to protected wetlands, waters of the United States, and waters of the State. Per the Approved SEIR detention basins would be designated as Open Space-Non-recreation or Open Space-Parkland.[18] Surface waters in the City such as detention basins and man-made lakes are assumed to contain sensitive natural communities if they support plants such as

[17] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.4-29 Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[18] Ibid, Page 30.

mulefat and willow.[19] As the Project site is not designated Open Space-Non-recreation or Open Space-Parkland, it would not contain habitat classifiable as naturally sensitive basin. Furthermore, the Project site has been developed with active use structures and contains paved surfaces over the majority of the area. Therefore, no new impacts to riparian habitat or other sensitive natural community would be caused by Project implementation.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact on natural habitats and sensitive species. A less than significant impact was identified in the Approved SEIR with respect to natural habitats and sensitive species. The Project would be designed consistent with the applicable guidelines and standards within the Approved SEIR, and City Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? [Approved SEIR Impact 5.4-4]

No New or More Severe Impacts: As previously discussed much of the City is developed, and no regional wildlife movement corridors have been identified in the City.[20] The flood control channels and the Southern California Edison (SCE) corridors could serve as local corridors for movement within the City and between the San Gabriel Mountains to the north and the Prado Basin to the south.[21] There are trees and shrubs scattered throughout the City that may be used for nesting or roosting by migrating birds. The Project site contains two ornamental trees which could potentially form a habitat for nesting birds. However, Project construction and operation would be required to comply with the Migratory Bird Treaty Act (MBTA) [California Fish and Game Code Sections 3503, 3503.5, 3511, and 3513] which prohibits the take, possession, or destruction of birds, their nests or eggs. Therefore, the proposed Project would not result in new impacts or a substantial increase in the magnitude of impacts to wildlife movement.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact on wildlife movement and migratory patterns. A less than significant impact was identified in the Approved SEIR with respect to natural habitats and sensitive species. Additionally, no new information of substantial importance that was not known and

[19] Ibid.
[20] Ibid, Page 5.4-33
[21] Ibid.

could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? [Approved SEIR Impact 5.4-5]

Threshold (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? [Approved SEIR Impact 5.4-5]

No New or More Severe Impacts: There is one habitat conservation plan (HCP) in the City, a 19-acre area near the intersection of Greystone Drive and the eastern city boundary established to protect the Delhi Sands Flower-Loving Fly (DSFLF).[22] This HCP area would remain designated Industrial under TOP 2050. Additionally, any project proposed for development within this HCP pursuant to TOP 2050 would be required to consult with the USFWS regarding project impacts on DSFLF and mitigation of any such impacts. As previously discussed, the Project is located in the MU-8b zoning district of the City, out of the HCP and therefore would not impact the DSFLF HCP.

Mitigation Measures

None identified in the approved SEIR.

Conclusion

The Project would not result in new or more severe impact to established policies, plans, or ordinances protecting biological resources and no new or more severe impact to approved local, regional, or state habitat conservation plans. A less than significant impact was identified in the Approved SEIR with respect to established policies and plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.5.3 Overall Biological Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to biological resources. Therefore, preparation of a SEIR is not warranted.

[22] Ibid, Page 5.4-34

4.6 CULTURAL RESOURCES

4.6.1 Summary of TOP 2050 Analysis

TOP 2050 determined, with compliance to local, state and federal regulations restricting alteration, relocation, and demolition of historical resources, would ensure development would not result in adverse impacts to identified historic and cultural resources. Regulatory compliance would also ensure impacts to archaeological and paleontological resources would be less than significant. Additionally, no known native American gravesites or cemeteries are located in the City, although grading activities could potentially disturb human remains, including those outside of formal cemeteries. However Regulatory compliance would reduce impacts to be less than significant.

4.6.2 Analysis of Proposed Project

A Cultural Resources Assessment (CRA) was prepared for the Project by BCR Consulting LLC (BCR) in October 2023. The CRA was prepared based on research conducted through both a field survey of the Project area as well as record searches of the National Register of Historic Places (National Register), the California Register of Historic Places (California Register), and documents and inventories published by the California Office of Historic Preservation (COHP). The results of the CRA are summarized herein and included as Appendix C to this Addendum.

Threshold (a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? [Approved SEIR Impact 5.5-1]

No New or More Severe Impacts: The Approved SEIR found that despite implementation of mitigation measures, buildout of the Approved SEIR would still present a significant impact to historical resources.

A records search conducted for the Project found that six cultural resources studies had taken place within a half-mile of the Project site. However, no cultural resources were identified. BCR's field survey of the Project site was conducted in April 2023 and May 2023. During the field survey, one historic-period Post Office, and one historic-period commercial retail building were identified.[23] The historic-period buildings were evaluated based on the four National Register criteria for historical landmarks:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The two historic period structures were also evaluated against the City Development Code's (City Development Code §9-2615) criteria:

a. It exemplifies or reflects special elements of the City's history;

[23] BCR Consulting LLC. 2023. *Cultural Resource Assessment Euclid Mixed Use Specific Plan Project*. Page. 10.

b. It is identified with persons or events significant in local, state, or national history;

c. It is representative of the work of a notable builder, designer, architect, or artist;

d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;

e. It is a noteworthy example of the use of indigenous materials or craftsmanship;

f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or

h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Based on the previously listed criteria for both the National Register and the City's Development Code, it was determined that both historical period structures were not eligible for the California Register, and would not qualify as a City Historical Landmark. Department of Parks and Recreation (DPR) 523 forms were also completed for each historic era building. These forms include digital photographs of each structure, a summary description of each structure, and a cataloguing of resources present for each structure. Additional cultural data collected on the Project site as well as all completed DPR 523 forms are included in **Appendix C**. Neither the historic-period Post Office or commercial retail building meet the criteria for listing on the California Register, and do not quality as a historical resource under Section 15064.5.[24] Therefore, impacts would be less than significant.

Mitigation Measures

Mitigation Measures from TOP 2050 SEIR

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 5-1 Historic or potentially historic resources in the City shall be evaluated for historic significance through the City's tier system prior to the issuance of plan or development approvals. Pursuant to City's Development Code (Chapter 4, Permits, Actions, and Decisions, and Chapter 7, Historic Preservation), mitigation measures for all Tier III Historic Resources shall include the following:

a) Each historic resource shall be fully documented and cataloged pursuant to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards, to provide a record of the resource, including but not limited to: [i] the preparation of site plans, floor plans, exterior and interior elevations, and detail drawings of character defining features (such as moldings, stairs, etc.); and [ii] photographs of the resource, including the exterior, interior, and interior and exterior character defining features (such as moldings, light fixtures, trim patterns, etc.).

[24] BCR Consulting LLC. 2023. *Cultural Resource Assessment Euclid Mixed Use Specific Plan Project*. Page. 11.

b) A mitigation fee established pursuant to Section 7.01.030 (Historic Preservation Mitigation Fee) shall be paid to the City prior to the issuance of a demolition permit for Tier III historic resources. Fees for Tier I and II historic resources shall be determined during the Environmental Impact Report process. The fees established for Tier III will be used as a reference point for establishing fees for Tier I and II historic resources.

c) A Certificate of Appropriateness shall not be issued for the demotion of an historic resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction, unless: [i] a waiver is granted pursuant to Subsection H (Replacement Structure Waiver for Historic Resources Located within Industrial Zoning Districts) of Section 4.02.050; [ii] a deferral of the replacement structure requirement is granted pursuant to Subsection G (Replacement Structure Deferral) of Section 4.02.050; or [iii] demolition is required pursuant to Section 7.01.050 (Unsafe or Dangerous Conditions) of this Development Code.

d) In an effort to preserve features and artifacts from historic resources, a determination whether items within or on the resource should be salvaged must be made by the Planning Department and may include the local historical society prior to the issuance of the demolition permit. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. The applicant shall provide an inventory of salvaged items to the Planning Department, and shall include a list of each item name, description, and dimension as necessary, and the location of each item on a floor plan.

In compliance with **MM 5-1,** a CRA was prepared for the Project in October 2023 which analyzed the two historic period structures on the Project site. Based on criteria for both the National Register and the City's Development Code, both historical period structures were not eligible for the California Register, and would not qualify as a City Historical Landmark. See **Appendix C** for additional details.

Conclusion

With the implementation of mitigation measures in the Approved SEIR, the Project would not result in a new or more severe impact to historical resources. A significant and unavoidable impact was identified in the Approved SEIR with respect to historical resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? [Approved SEIR Impact 5.5-2]

No New or More Severe Impacts: The Approved SEIR found that after compliance with existing federal, state, local regulations, and mitigation measures impacts to archeological resources or paleontological resources would be less than significant.

The CRA determined that significant archaeological deposits were not present on the Project site during the records search and field survey. However, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. In keeping with MM 5-2 of the Approved SEIR, prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural material, work in the immediate vicinity of the find should ceased and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Despite the lack of known archeological resources on the Project site, compliance with mitigation measures and State regulations would lead to a less than significant impact.

Mitigation Measures from TOP 2050 SEIR

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

MM 5-2 In areas of documented or inferred archeological and/or paleontological resources presence, City staff shall require applicants for development permits to provide studies to document the presence/absence of such resources. On properties where resources are identified, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

a) Archeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.

b) Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Planning Director or designee is satisfied that adequate provisions are in place to protect these resources.

c) Unanticipated discoveries shall be evaluated for significance by a San Bernardino County Certified Professional Archeologist/Paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers.

In compliance with **MM 5-2,** a CRA was prepared for the Project site in October 2023 and determined that significant archaeological deposits were not present on the Project site during the records search and field survey. Prior to ground disturbing activities the Project site developer would alert field personnel to the possibility of buried prehistoric or historic cultural deposits, see **Appendix C** for additional details.

Conclusion

With the implementation of mitigation measure measures in the TOP 2050 SEIR the Project would not result in a new or more severe impact to archaeological resources. A less than significant impact with mitigation was identified in the Approved SEIR with respect to archaeological resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Disturb any human remains, including those interred outside of dedicated cemeteries? [Approved SEIR Impact 5.5-3]

No New or More Severe Impacts: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are prehistoric, the Coroner will notify the NAHC to determine a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. Human remains were not identified during field exploration of the Project site. Additionally, the disturbed state of the Project site further reduces the potential to encounter buried remains. However, ground disturbing activities have the potential to reveal unknown human remains. Despite this, proper compliance with State Health and Safety Code Section 7050.5 would ensure proper handling and treatment of the remains. Impacts would, therefore, remain less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact to the disturbance of human remains. A less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.6.3 Overall Cultural Resources Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162 (a), the Project would not result in any new or more severe impacts with respect to cultural resources. Therefore, preparation of an SEIR is not warranted.

4.7 ENERGY

4.7.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that upon implementation of regulatory requirements, standard conditions of approval, and mitigation measures impacts to energy would be less than significant.

4.7.2 Analysis of Proposed Project

Threshold (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? [Approved SEIR Impact 5.6-1]

Construction Impacts

Project construction would create temporary increased demands for electricity and vehicle fuels compared to existing conditions and would result in short-term transportation-related energy use. Energy consumption during construction (2024 through 2026) was calculated using the CalEEMod, Version 2022.1 computer model, and the results are shown in **Table 7**: **Construction-Related Fuel Usage**.

Table 7: Construction-Related Fuel Usage

Project Component	Gasoline (Gallons)	Diesel (Gallons)
Construction Worker Commute	152,741	0
Construction Hauling/Vendor Trips	0	77,047
Construction Off-Road Equipment	0	87,694
Total	195,564	164,741
Notes: Refer to Appendix D for Model Data Outputs.		
Source: CalEEMod Version 2022.1;		

Electrical Energy

Construction activities associated with the land uses accommodated under the Project would require electricity use to power the construction equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during demolition and grading would be gasoline-powered or diesel-powered, and the later construction phases would be electricity-powered, such as interior construction and architectural coatings. Overall, the use of electricity would be temporary in nature and would fluctuate according to the phase of construction. Additionally, it is anticipated that the majority of electric-powered construction equipment would be hand tools (e.g., power drills, table saws, compressors) and lighting, which would result in minimal electricity usage during construction activities. Therefore, Project-related construction activities would not result in wasteful or unnecessary electricity demands and impacts would be less than significant.

Natural Gas Energy

It is not anticipated that construction equipment used for the Project would be powered by natural gas, and no natural gas demand is anticipated during construction. Therefore, impacts would be less than significant with respect to natural gas usage.

Transportation Energy

Transportation energy use depends on the type and number of trips, Vehicular Miles Traveled (VMT), fuel efficiency of vehicles, and travel mode. Transportation energy used during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. It is anticipated that the majority of off-road construction equipment, such as those used during demolition and grading activities, would be gasoline-powered or diesel-powered.

The use of energy resources by vehicles and equipment would fluctuate according to the phase of construction. To limit wasteful and unnecessary energy consumption, the construction contractors are anticipated to minimize non-essential idling of construction equipment during construction in accordance with Section 2449 of the CCR, Title 13, Article 4.8, Chapter 9. In addition, electrical energy would be available for use during construction from existing power lines and connection, which could minimize or avoid the use of generators that are less efficient than tying into existing SCE infrastructure. Furthermore, construction trips would not result in unnecessary use of energy since the Project site is centrally located and is served by numerous regional freeway systems (e.g., Interstate 10 [I-10], State Route 83 [SR 83], and State Route 60 [SR 60]) that provides the most direct and shortest routes from various areas of the region. Moreover, all construction-equipment operation would cease upon completion of Project construction. Thus, impacts related to transportation energy use during construction would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Additionally, over time as fuel efficiencies and fuel technologies improve, it is likely that transportation energy consumption will decrease. Overall, it is expected that construction fuel associated with land use developments accommodated under the Project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to transportation energy.

Operational Impacts

Project operation would create additional demands for electricity and natural gas compared to existing conditions and would result in increased transportation energy use. Operational use of energy would include heating, cooling, and ventilation of buildings; water heating; operation of electrical systems, use of on-site equipment and appliances; and indoor, outdoor, perimeter, and parking lot lighting.

Electrical Energy

Operation of the existing facility consumes electricity for various purposes, including, but not limited to heating, cooling, and ventilation of buildings, water heating, operation of electrical systems, security and control center functions, lighting, and use of on-site equipment and appliances. The proposed electricity consumption for the apartments, retail use, and associated parking lot are shown in **Table 8: Electricity Consumption**.

Table 8: Electricity Consumption

Land Use	Electricity
Apartments	1,540,870
Retail	118,686
Parking Structure	740,570
Proposed Project Total	2,400,126
Source: CalEEMod Version 2022.1	
Notes: kWh = kilowatt hour Refer to Appendix D for Model Data Outputs.	

Electrical service to the Project would be provided by SCE through connections to existing offsite electrical lines and new on-site infrastructure. As shown in the table, the Project would have an annual electricity demand of 2,400,126 kilowatt hours (kWh)/year. While the Project would increase energy demand at the Project site compared to existing conditions, it would be required to comply with the applicable Building Energy Efficiency Standards and the CALGreen Code. Because the Project would be consistent with the requirements of these energy-related regulations, it would not result in wasteful or unnecessary electricity demands. Therefore, the Project would not result in a significant impact related to electricity.

Natural Gas Energy

The proposed natural gas consumption for the Project site is shown in **Table 9: Natural Gas Consumption**. As seen in the table, natural gas demand would total 4,012,198 kilo-British Thermal Units (kBTU)/year with the Project. Because the Project would be built to meet the Building Energy Efficiency Standards, it would not result in wasteful or unnecessary natural gas demands. Therefore, operation of the Project would result in less than significant impacts with respect to natural gas usage.

Table 9: Natural Gas Consumption

Land Use	Natural Gas (kBTU/year)
Apartment	3,940,273
Retail	71,925
Parking Structure	0
Proposed Project Total	4,012,198
Notes: kBTU = kilo-British thermal unit Refer to Appendix D for Model Data Outputs.	
Source: CalEEMod Version 2022.1	

Transportation Energy

The Project would consume transportation energy during operations from the use of motor vehicles. Because the efficiency of the motor vehicles in use, such as the average miles per gallon for motor vehicles involved with the Project are unknown, estimates of transportation energy use is assessed based on the overall VMT and related transportation energy use. The Project-related VMT would primarily come from future employees and for the commercial uses. As seen in **Table 10: Operation-Related Fuel Usage**, the VMT for the Project is estimated to be 3,479,538. However, the Project would involve the construction of residential and retail uses that would provide more opportunities for employment for residents of the City

and would be within an urbanized area with nearby amenities such as regional parks and public transit options like OmniTrans and Metrolink. Two bus stops are within 100 feet of the Project and Anthony Munoz Park is approximately 0.2 miles west of the Project site. Overall, it is expected that operation-related fuel usage associated with the Project would not be any more inefficient, wasteful, or unnecessary than similar development projects. Therefore, impacts would be less than significant with respect to operation-related fuel usage.

Table 10: Operation-Related Fuel Usage

Vehicle Type	Gasoline		Diesel	
	VMT	Gallons	VMT	Gallons
Passenger Vehicles	3,206,728	148,460	0	0
Light/Medium Trucks	0	0	210,228	12,223
Heavy Trucks	0	0	62,582	10,259
Total	3,206,728	148,460	272,810	22,482
Notes: Refer to Appendix D for Model Data Outputs.				
Source: CalEEMod Version 2022.1				

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in new or more severe impact due to energy and electricity usage and production. A less than significant impact was identified in the Approved SEIR with respect to established policies and plans. The Project would be designed consistent with the applicable guidelines and standards within the Approved SEIR, and City Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? [Approved SEIR Impact 5.6-2]

Local Plans

City of Ontario Community Climate Action Plan (CAP)

The primary purpose of the City's Community CAP is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide CARB Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that relate to the energy efficiency of projects within the City. As shown in **Table 15: Community Climate Action Consistency**, the Project would comply and would not conflict with the measures and goals established by the City's Community CAP. Therefore, implementation of the project would be consistent with the energy efficiency and renewable energy standards of a City's local plan.

Top 2050

Table 11: Consistency with the TOP evaluates the consistency of the Project to the applicable policies of TOP. As shown in the table, the Project would generally be consistent with the applicable policies of TOP. For example, the sustainable design strategies in the Approved SEIR includes use of energy efficient LEDs, implementation of passive design such as building orientation, landscaping, and strategic colors to improve building energy performance, and use of high-performance dual pane window glazing in retail storefronts. Therefore, overall, the Project would be consistent and would not interfere with the Approved SEIR.

Table 11: Consistency with the TOP

Goal/Policy No.	Goal/ Policy	Consistency
Policy ER3-1	**Conservation Strategy**: Require conservation as the first strategy to be employed to meet applicable energy saving standards.	**Consistent:** The proposed Project incorporates energy-saving conservation strategies into its design guidelines by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies include incorporation of LED or metal halide lighting and energy efficient appliances.
Policy ER3-2	**Green Development – Communities:** Encourage the use of LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.	**Consistent:** Development of land uses accommodated under the Project would comply with the CALGreen Code, and implement strategies such as the use of low water use landscaping, and modern Heating, Ventilation, and Air Conditioning (HVAC) systems.
Policy ER3-3	**Building and Site Design:** Require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.	**Consistent:** The proposed Project includes the use of passive design to improve building energy performance through low water use landscaping. Additionally, the development of land uses accommodated under the proposed Project would also be designed in compliance with the CALGreen Code.
Policy ER3-4	**Green Development – Public Buildings:** We require all new and substantially renovated City buildings in excess of 10,000 sq ft achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	**Not Applicable:** This policy is applicable to City-owned buildings.
Policy ER3-5	**Fuel Efficient and Alternative Energy Vehicles and Equipment:** We purchase and use vehicles and equipment that are fuel efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	**Not Applicable:** This policy is applicable to City-owned vehicles and equipment.
Source: City of Ontario. 2022. *TOP 2050, Environmental Resources Element*. https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources. (Accessed August 2023).		

The State's electricity grid is transitioning to renewable energy under California's RPS Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. The statewide RPS requirements do not directly apply to individual development projects, but to utilities and energy providers such as SCE, whose compliance with RPS requirements would contribute to the State of

California objective of transitioning to renewable energy. SCE's Pathway 2045 concludes that reaching California's 2045 GHG goals requires the decarbonization of electricity, electrification of transportation, electrification of buildings, and utilization of low carbon fuels.[25] Achieving 100 percent renewable energy would be feasible with continued technical advances including the following:[26]

- Better weather forecasting technology is making it much easier for grid operators to precisely how much wind or solar generation we can depend on at any given time.
- The cost of zero-carbon generation sources like wind and solar have dramatically decreased in the past decade and continue to decline.
- The cost of energy storage technologies, which will help us be able to use renewables when the wind isn't blowing and the sun isn't shining, also continues to decline.
- New advancements in the ability of large and small electricity users to shift usage towards times when electricity is cheaper and when the supply of renewables is most abundant are helping to make the grid more flexible and able to accommodate very high levels of renewable energy.
- Grid operators around the western United States are coordinating to gain access to larger markets for renewables and other carbon-free flexible grid resources.
- Targeting energy efficiency during times of the day when renewables are less abundant (after the sun sets) will also help the grid operate more efficiently.

As discussed herein, the Project would comply with the Building Energy Efficiency Standards, the CALGreen Code, and energy efficiency measures implemented by the City CAP. Consistent with the CAP, the buildings developed under the Project would have rooftops that can support solar panels (i.e., solar-ready) which will comply with solar ready requirements of the Building Energy Efficiency Standards, which would enable future tenants to install a PV system. Therefore, implementation of the Project would support the statewide goal of decarbonization by 2045.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact due to conflicts with fossil fuel energy or renewable energy plan. A less than significant impact was identified in the Approved SEIR with respect to fossil fuel energy or renewable energy plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.7.3 Overall Energy Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to energy resources. Therefore, preparation of a SEIR is not warranted.

[25] Southern California Edison. 2023. Carbon Neutrality by 2045. Retrieved from: https://www.edison.com/our-perspective/pathway-2045. (Accessed August 2023).
[26] SB 100. 2023. *100% Clean Energy FAQs*. Retrieved from: https://focus.senate.ca.gov/sb100/faqs. (Accessed August 2023).

4.8 GEOLOGY AND SOILS

4.8.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that upon implementation of regulatory requirements, standard conditions of approval, and mitigation measures impacts to geology and soils would be less than significant.

4.8.2 Analysis of Proposed Project

Threshold (a) Directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving: [Approved SEIR Impact 5.7-1]

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the state Geologist for the area or based on other substantial evidence of a known fault.

(ii) Strong seismic ground shaking

(iii) Seismic-related ground failure, including liquefaction

(iv) Landslides

No New or More Severe Impacts: There are no Alquist-Priolo Earthquake Fault Zone's located within the City.[27] The southern section of the San Andreas Fault is estimated to be capable of generating the greatest magnitude earthquake, 8.0. However, projects considered for approval under TOP 2050 would be required to comply with seismic safety provisions of the California Building Code (CBC) (Title 24, Part 2 of the California Code of Regulations).[28] Compliance with these regulations would reduce hazards arising from ground shaking to less than significant.

The Project site is in a developed area of the City and is not on or near a hillside. The Project site is relatively flat with a slight gradient to the southwest.[29] Therefore, the Project is not located in an area susceptible to landslides. The Approved SEIR found that groundwater levels throughout the City are greater than 50 feet below ground surface, so there is currently no potential for liquefaction in the City. In addition, the Approved SEIR found that implementation of projects in the pursuant to TOP 2050 could indirectly increase the number of people and structures in the City that could be subjected to earthquake-related hazards.[30] Projects developed pursuant to TOP 2050 would be required to meet the most current seismic safety requirements in the CBC. Although the proposed Project would result in an increased development compared to existing land uses, proposed development within the Project site would be within the assumptions made in the Approved SEIR and would not result in development of new,

[27] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-18. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[28] Ibid.
[29] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 – 1060 West Fourth Street & 1118 – 1126 North Mountain Avenue Ontario, Page 6. California. Irvine, CA: GeoKinetics
[30] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

previously undeveloped areas of Ontario. After compliance with safety provisions of the CBC, implementation of the Project would have less than significant impacts from seismic hazards.

Mitigation Measures

None found relevant to this Project.

Conclusion

The Project would not result in a new or more severe impact due to the exacerbation or exposure to hazards associated with seismicity, liquefaction, and landslide. A less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Result in substantial soil erosion or the loss of topsoil? [Approved SEIR Impact 5.7-2]

No New or More Severe Impacts: Per the Approved SEIR underlying the City is young alluvial sediment and wind-blown sand that is generally granular, poorly consolidated, and very susceptible to erosion.[31] Grading will increase the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. In addition, per the Approved SEIR the City requires an erosion/dust control plan for projects located within this area. Future projects' adoption of National Pollutant Discharge Elimination System (NPDES) permits and accompanied Stormwater Pollution Prevention Plans (SWPPPs) would reduce potential risks of erosion. The Project would comply with all requirements set forth in the NPDES permit for construction activities (e.g., implementation of Best Management Practices [BMPs] through preparation of a SWPPP), reducing potential impacts to less than significant levels. Additionally, compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure no significant impacts would occur. The Project site is currently developed and paved. Renovation of the Project site would involve earthmoving activities which could expose soil, but these activities would be temporary. Permanent ground covering structure and improvements would be placed which would generate a minimal chance of erosion. Therefore, after compliance with the safety provisions of the City's applicable regulations CBC, and appropriate implementation of development practices, the proposed Project would have less than significant impacts from soil erosion.

Mitigation Measures

No mitigation measures are required in TOP 2050, and impacts would be less than significant.

Conclusion

Erosion impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact relative to erosion, a less than significant impact was identified in the

[31] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would later the Approved SEIR's significance finding.

Threshold (c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? [Approved SEIR Impact 5.7-3]

Threshold (d) Be located on expansive soil, as defined in Table 18-1B of the Uniform building Code (1994), creating substantial direct or indirect risks to life or property? [Approved SEIR Impact 5.7-4]

Threshold (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? [Approved SEIR Impact 5.7-5]

No New or More Severe Impacts: Projects considered for approval under TOP 2050 could expose structures or persons to potentially significant hazards from ground subsidence and expansive soils.[32] However, compliance with CBC and review of grading plans for individual projects by the City Building Official would ensure that impacts would be minimal.[33] The young sediments underlying the City are generally dry and loose in the upper few feet, and are susceptible to compression.[34] Therefore, projects approved pursuant to TOP 2050 could expose persons or structures to potentially significant hazards from compressible soils.[35] However, as previously mentioned compliance with the CBC and review of grading plans for individual projects by the City Building Official would lead to less than significant impacts.

The proposed Project does not propose the use of septic tanks and would connect to existing sewer lines. Therefore, the Project would not result in new impacts or a substantial increase in the magnitude of impacts to geology and soils.

Mitigation Measures

No mitigation measures are required in TOP 2050, and impacts would be less than significant.

Conclusion

Soil hazard impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to soil hazards, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

[32] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-20. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[33] Ibid.
[34] Ibid, Page 5.7-21
[35] Ibid.

Threshold (f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? [TOP 2050 5.7-6]

No New or More Severe Impacts: The Approved SEIR found that buildout of the TOP 2050 would not result in impacts to paleontological resources with the implementation of **MM 5-2**. Ontario is underlain by deposits of Quaternary and upper-Pleistocene sediments deposited during Pliocene and early Pleistocene time. Quaternary Older Alluvial sediments may contain significant, nonrenewable, paleontological resources and are therefore considered to have high sensitivity. Grading and construction activities associated with TOP 2050 in undeveloped areas or redevelopment that requires more intensive soil excavation than in the past could potentially cause the disturbance of paleontological resources. Therefore, future development that would be accommodated by TOP 2050 could potentially unearth previously unrecorded resources. Paleontological resources are recognized as nonrenewable and receive protection under the California Public Resources Code (Section 21083.2) and CEQA. Review and protection of paleontological resources are also afforded by CEQA for individual development projects that would be accommodated by TOP 2050, would be subject to discretionary actions that are implemented in accordance with the land use plan of TOP 2050. With implementation of **MM 5-2** Project impacts to unique paleontological resources or unique geological features would be less than significant.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. **MM 5-2** from the Approved SEIR would be applied to the proposed Project.

In compliance with **MM 5-2,** a CRA was prepared for the Project in October 2023 that provides recommendations should archaeological and/or paleontological resources be discovered during ground disturbing activities. However, no archeological or paleontological resources were identified. See **Appendix C** for additional details.

Conclusion

The Project would not result in a new or more severe impact to a unique paleontological resource or site or unique geological feature. A less than significant impact was identified in the Approved SEIR with respect to paleontological resources or site or unique geological features. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.8.3 Overall Geology and Soils Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to geology and soils. Therefore, preparation of a SEIR is not warranted.

4.9 GREENHOUSE GAS EMISSIONS

4.9.1 Summary of TOP 2050 Analysis

TOP 2050 includes an update to the City's Community Climate Action Plan (CCAP) which was adopted in 2014. The CCAP is a plan to reduce greenhouse gas (GHG) emissions and improve community resilience to hazardous conditions associated with climate change. The update to the CCAP includes updated emissions inventories; updated emissions forecasts; identifies GHG emissions reduction targets to achieve the GHG reduction goals of the City, consistent with Senate Bill 32, Executive Order S-03-05, and substantial progress toward the State's carbon neutrality goals of Executive Order B-55-18; and measures, that when quantified, achieve the GHG reduction targets for the City.

4.9.2 Analysis of Proposed Project

Threshold (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. [Approved SEIR Impact 5.8-1]

Construction Greenhouse Gas Emissions

No New or More Severe Impacts: The Project would result in direct emissions of Carbon Dioxide (CO_2), Nitrous Oxide (N_2O), and Methane (CH_4) from construction equipment and the transport of materials and construction workers to and from the Project site. The GHG emissions only occur during temporary construction activities and would be cease once construction is complete. The total GHG emissions (in Carbon Dioxide Equivalent [CO_2e]) generated during construction are shown in **Table 12: Construction-Related Greenhouse Gas Emissions**.

Table 12: Construction-Related Greenhouse Gas Emissions

Category	$MTCO_2e$	30-Year Amortized $MTCO_2e$
Construction Year 2024	587	19.57
Construction Year 2025	1,245	41.50
Construction Year 2026	1,118	37.27
Total Construction Emissions	*2,950*	*98.33* [1]

Note: Total does not sum due to rounding.
Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.

As shown in **Table 12: Construction-Related Greenhouse Gas Emissions**, the Project would result in the generation of approximately 2,950 Metric Tons of Carbon Dioxide Equivalent ($MTCO_2e$) over the course of construction. Construction GHG emissions are typically summed and amortized over a 30-year period and then added to the operational emissions. The amortized Project construction emissions would be 98.33 $MTCO_2e$ per year. Once construction is complete, the generation of these GHG emissions would cease.

Operational Greenhouse Gas Emissions

No New or More Severe Impacts: Operational emissions occur over the life of the Project. GHG emissions would result from direct emission sources such as Project generated vehicular traffic, on-site combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result

from indirect sources, such as off-site generation of electrical power, the energy required to convey water to, and wastewater from the Project, the emissions associated with solid waste generated from the Project, and any fugitive refrigerants from air conditioning or refrigerators.

Prior to issuance of a building permit, the City would review and verify that future development plans within the Project area demonstrate compliance with the current version of the Building and Energy Efficiency Standards. Development would also be required to adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable Project site development, and energy efficiency. Construction activities would be required to monitor air quality emissions using applicable regulatory guidance such as the SCAQMD Rules.

GHG emissions associated with the Project are summarized in **Table 13: Operational Greenhouse Gas Emissions**. As shown in **Table 13: Operational Greenhouse Gas Emissions**, the Project's emissions would be 2,186.85 $MTCO_2e$ annually from both construction and operations.

Table 13: Operational Greenhouse Gas Emissions

Emissions Source	Annual Emissions
	MTCO2e per Year
Total Construction Emissions Amortized Over 30 Years	98.3
Area Source	84.3
Energy	593.0
Mobile	1,285.0
Waste	86.5
Water and Wastewater	39.4
Refrigerants	0.35
Total	**2,186.85**
Emissions per Dwelling Unit	6.13
2022 CCAP Update Threshold for residential developments completed between 2020 and 2030, emissions per Dwelling Unit	5.85
Exceeds Threshold?	**Yes**
Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.	

The Project includes 357 dwelling units; therefore, annual GHG emissions would equal 6.13 MTCO2e per unit, exceeding the 5.85 MTCO2e per unit threshold for residential projects completed before 2030. As such, the Project must achieve a minimum of 100 points on the Screening Table to show consistency with the 2022 CCAP Update.

Screening Table

To show consistency with 2022 CCAP Update the Project shall include selected Screening Table Measures that achieve a minimum of 100 points. The City shall verify that Screening Table Measures achieving a minimum of 100 points are incorporated in development plans prior to the issuance of building permit(s)

and/or Project site plans. The City shall also verify implementation of the selected Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. By achieving the 100-point minimum, the Project would be consistent with the 2022 CCAP Update and thus the Project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. An example of how the proposed Project could achieve a minimum of 100 Screening Table Points is provided in **Table 14: Example of GHG Performance Standards for Multi-Family Development**.

Table 14: Example of GHG Performance Standards for Multi-Family Development

Reduction Measure	Description	Feature	Points
Measure 1: Building Electrification	Replacement of gas appliance with efficient electric appliance	Electric Space Heater Electric Water Heater Electric Stove Electric Dryer	6 8 5 1
		Total for measure	**20**
Measure 4: Transit Oriented Communities	New development is located in a transit-oriented community	Development site is located within ½ mile radius of one or more of the following: a Bus Rapid Transit (BRT) stop, bus transit center, light rail station, the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods, and/or High Quality Transit Corridor defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.	10
		Total for measure	**10**
Measure 6: Vehicle Electrification	Installation of EV charging stations for resident vehicle parking space	Installation of Level 2 EV or higher charging stations at a rate of 5-10% of required vehicle parking spaces.	10
		Total for measure	**10**
Measure 7: Active Transportation	Installation or improvement of bicycle facilities	Bicycle parking facilities with 1:1 ratio of bicycle parking to guest vehicle parking space.	3
	Installation or improvement of pedestrian facilities	Two or three pedestrian infrastructure improvements to street design on private streets, including, but not limited to curb extensions, raised crosswalks, speed humps/bumps, street tree plantings in parkways or street medians, and elevated pavement markings.	3
		Total for measure	**6**
Measure 10: Waste Diversion	Design and plan multi-family housing developments to include onsite areas for municipal compost/green waste and recycling bins/containers	Site design allocates sufficient space for storage and collection of green waste, organic waste, and recyclables.	33
		Total for measure	**33**

Reduction Measure	Description	Feature	Points
Measure 11: Water Conservation	Implement indoor water efficiency measures	Implement water efficient showerheads and faucets.	1
		Install on-demand water circulators on all showers/baths	2
	Incorporate outdoor water efficiency measures	Design and plan outdoor landscapes planted with drought-tolerant, low maintenance plants with a 1) drip irrigation system or 2) sprinkler irrigation system with a weather-based irrigation controller.	4
		Total for measure	**7**
Additional Measures	AR-1: Meet CalGreen	CalGreen Tier 2 Compliance	10
	AR-2: Generate energy from on-site solar PV	Solar PV that generates 30%-49% of residential energy needs on multifamily residential buildings that are 4 stories in height or taller.	5
		Total for measure	**15**
TOTAL POINTS			**101**

Source: City of Ontario, *Ontario Community Climate Action Plan: Greenhouse Gas Emissions Screening Tables*, Table 3, page 10. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf. (Accessed August 2023).

Conclusion

GHG emission impacts related to the proposed Project are similar to the less than significant impacts identified in Approved SEIR. No new impact relative to GHG emissions or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact to GHG emissions, a less than significant impact was identified in the Approved SEIR with respect to GHG. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. [Approved SEIR Impact 5.8-2]

City of Ontario Community Climate Action Plan Consistency

No New or More Severe Impacts: The primary purpose of the City's Community Climate Action Plan (CCAP) is to design a feasible strategy to reduce GHG emissions generated by community activities that is consistent with statewide Scoping Plan GHG reduction efforts. The City has identified a series of reduction measures to be implemented by the City. These reduction measures include programs that improve

building energy efficiency, increase use of public and active transit, and decrease VMT, increase use of alternative-fueled vehicles, increase use of renewable energy, reduce water consumption, and reduce waste.

Table 15: Community Climate Action Plan Consistency, evaluates the consistency of the proposed Project to the applicable measures of the CCAP. As discussed in the table, the proposed Project would be consistent with all applicable measures. By using energy more efficiently, harnessing renewable energy to power buildings, recycling waste, and enhancing access to sustainable transportation modes, the City can keep dollars in local economy, create new green jobs, and improve community quality of life. As shown in **Table 15: Community Climate Action Plan Consistency**, the Project would not conflict with the goals of the CCAP.

Table 15: Community Climate Action Plan Consistency

CCAP Measure Name	Measure Description	Consistency	
Energy			
Energy – Strategy 1	**Building electrification.** Promote and incentivize the phase-out of gas appliances in new and existing homes and businesses throughout the community to advance GHG reductions, increase energy efficiency, and protect public safety and environmental health.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Energy – Strategy 2	**Onsite solar energy for existing residential development.** Continue to support and facilitate installation of rooftop solar photovoltaic and onsite solar energy systems in existing residential development.	N/A:	This measure only applies to existing residential development.
Energy – Strategy 3	**Onsite Solar Energy Systems for Nonresidential Development:** Ensure new large non-residential development, including City facilities, includes onsite renewable energy to support the site's energy needs by requiring solar photovoltaic panels or other appropriate onsite renewable energy generation systems for the following types of projects: • New commercial and office buildings, or existing commercial and office building expansions greater or equal to 45,000 sq ft in size. • New industrial or existing industrial buildings expansions greater or equal to 100,000 sq ft in size.	N/A:	The Project Proposes the development of a large residential structure with smaller (3,800 sq ft) of retail uses.
Energy – Strategy 4	**Green roofs.** Promote and incentivize residents and business owners to install green roofs to conserve energy and reduce surface water runoff.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Energy – Strategy 5	**Urban Cooling:** Maintain and expand the City's existing tree canopy, with a goal of planting 500 trees annually through 2050 and promote the use of pervious concrete and cool pavement for pavement projects.	Consistent:	The Proposed Project would include landscape installation and pervious concrete pavement.
Energy – Strategy 6	**Energy efficiency retrofits for low-income households.** Promote and incentivize voluntary energy efficiency	N/A:	This measure is not applicable to the proposed Project, as

CCAP Measure Name	Measure Description	Consistency	
	retrofits of homes to reduce natural gas and electricity usage, with the goal of retrofitting 9,000 low-income homes by 2050. Partner with community services agencies to fund energy efficiency projects, including heating, ventilation, air conditioning, indoor lighting, water heating equipment, insulation, and weatherization for low-income residents.		retrofits only apply to existing structures.
Energy – Strategy 7	**Energy efficiency retrofits.** Promote and incentivize voluntary energy efficiency retrofits to reduce in natural gas and electricity usage. Partner with regional agencies to expand access to existing energy efficiency and conservation opportunities, incentives, and technical assistance for residents and businesses.	N/A:	This measure is not applicable to the proposed Project, as retrofits only apply to existing structures.
Energy – Strategy 8	**Smart Growth and Infill.** Encourage revitalization of neighborhoods through higher-density, mixed-use, infill development and creative reuse of underutilized sites within the urban core.	Consistent:	The Project would construct multifamily residential and commercial retail land uses on an underutilized site in the City.
Transportation			
Transportation – Strategy 9	**Transit-Oriented Development:** Encourage development of compact, mixed-use, and transit-oriented development to improve the regional jobs-housing balance, especially on corridors served by high-ridership transit and bus rapid transit, such as Holt Avenue.	Consistent:	The proposed Project would provide a mixed-use development along a Mountain Avenue, a high-volume corridor with existing public transit.
Transportation – Strategy 10	**Increase Transportation Ridership.** Ensure a reliable and responsive transit system with dedicated and secure funding and resources to support increased ridership.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 11	**Traffic signal synchronization and roadway management.** Implement traffic and roadway management strategies to improve mobility and efficiency and reduce associated emissions.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 12	**Community vehicle electrification.** Promote and incentivize the adoption of electric vehicles (EV) citywide, including light-duty and heavy-duty vehicles, for municipal, commercial, and residential uses.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Transportation – Strategy 13	**Active Transportation Networks:** Work with transit agencies, school districts, and employers to facilitate an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car sharing, bicycling, and walking.	Consistent:	The proposed Project would develop multifamily residential units near public transportation provided by OmniTrans.
Transportation – Strategy 14	**Vehicle Idling:** Limit idling of heavy-duty trucks. Support the SCAMQD and CARB anti-idling requirements and provide signage in key areas where	Consistent:	Commercial motor vehicles are required to comply with California Code of Regulations Section 2485 which would limit the idling of Diesel fueled

CCAP Measure Name	Measure Description	Consistency	
	idling that is not consistent with SCAMQD or CARB requirements might occur.		vehicles to no more than five minutes.
Transportation – Strategy 15	**Parking policy and event parking.** Adopt a comprehensive parking policy that encourages carpooling and the use of alternative transportation, including providing parking spaces for car-share vehicles at convenient locations with access to public transportation.	N/A:	This measure is to be taken at a City level. However, implementation of the Project would not conflict with this strategy.
Off-road Equipment			
Off-Road Equipment – Strategy 16	**Electrification of construction and landscaping equipment.** Promote and incentivize the transition to electric construction and landscaping equipment.	N/A:	This measure is to be taken at the City level. However, implementation of the Project would not conflict with this strategy.
Off-Road Equipment – Strategy 17	**Idling Ordinance for Construction Equipment:** Limit idling of heavy-duty off-road construction equipment to reduce air pollution and GHG emissions from construction activity.	Consistent:	Construction would be required to comply with California Code of Regulations Section 2485 and 2499 which would limit the idling of heavy-duty construction equipment to no more than five minutes.
Waste			
Waste – Strategy 18	**Methane capture at landfills.** Support efforts to reduce methane emissions from regional landfills.	N/A:	This measure is not applicable to the proposed Project.
Waste – Strategy 19	**Waste Diversion:** Exceed waste diversion goals recommended by AB 939 and CALGreen by adopting a citywide diversion target of at least 75 percent of waste.	Consistent:	The proposed Project would be subject to all applicable local, State, and federal waste diversion requirement.
Waste – Strategy 20	**Construction and Demolition Waste Recovery Ordinance:** Increase the amount of waste recycled during construction and demolition of buildings.	Consistent:	Contractors are required to comply with CALGreen Code Sections 4.408 and 5.408, requiring the recycling of a minimum of 65 percent of construction and demolition waste, refer to **PPP GHG-3**.
Water			
Water – Strategy 21	**Indoor water efficiency.** Encourage water-efficient retrofits of new and existing buildings by working with water providers and regional agencies.	Consistent:	The Project would comply with CALGreen Code Section 4.303 and require the installation of low flow fixtures.
Water – Strategy 22	**Water Efficient Landscapes and Water Recycling:** Promote drought-tolerant and fire-wise landscaping. Encourage increased use of reclaimed water for landscape irrigation, agricultural, and industrial use.	Consistent:	The proposed Project plans to incorporate native drought tolerant landscaping and would use recycled water to irrigate landscape areas as required by the City of Ontario Recycled Water Master Plan.
Water – Strategy 23	**Water system and wastewater operations efficiency.** Maximize efficiency at drinking water treatment,	N/A:	This measure is not applicable to the proposed Project.

CCAP Measure Name	Measure Description	Consistency	
	pumping, and distribution facilities, including development of off-peak demand schedules for heavy commercial and industrial users.		
Water – Strategy 24	**Methane capture for wastewater treatment.** Work with Inland Empire Utilities Agency (IEUA), the local wastewater treatment provider, to increase methane capture rate.	N/A:	This measure is not applicable to the proposed Project.
Other			
Strategy 25	**Methane capture for dairy operations.** Encourage and incentivize local dairy operations to reduce methane emissions through methane capture technology.	N/A:	This measure is not applicable to the proposed Project.
Strategy 26	**Climate change awareness and education.** Promote climate change awareness and GHG reduction community-wide through a variety of mechanisms, including through support of climate change education in schools or community colleges.	N/A:	This measure is to be taken at the City level.
Strategy 27	**Carbon sequestration.** Establish a citywide carbon sequestration project and sequestration goal of 5,000 MT CO_2 per year.	N/A:	This measure is to be taken at the City level.
Strategy 28	**Green jobs.** Support green job trainings and opportunities to create sustainable, living wage, quality employment opportunities.	N/A:	This measure is to be taken at the City level.

Source: City of Ontario, 2022. *Ontario Community Climate Action Plan*. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf. (Accessed August 2023).

SCAG's Connect SoCal

On September 3, 2020, SCAG's Regional Council adopted Connect SoCal (*2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy* [2020 RTP/SCS]). The RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, nonprofit organizations, businesses, and local stakeholders in the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. SCAG's RTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks for 2020 and 2035 as well as an overall GHG target for the Project region consistent with both the target date of AB 32 and the post-2020 GHG reduction goals of Executive Orders 5-03-05 and B-30-15.

The RTP/SCS contains over 4,000 transportation projects, ranging from highway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six county transportation commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network, and expand mobility choices for everyone. The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding.

The plan accounts for operations and maintenance costs to ensure reliability, longevity, and cost effectiveness. The RTP/SCS is also supported by a combination of transportation and land use strategies that help the region achieve state GHG emissions reduction goals and FCAA requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry, and utilize resources more efficiently. GHG emissions resulting from development-related mobile sources are the most potent source of emissions, and therefore Project comparison to the RTP/SCS is an appropriate indicator of whether the Project would inhibit the post-2020 GHG reduction goals promulgated by the state. The Project's consistency with the RTP/SCS goals is analyzed in detail in **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency**.

Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency

SCAG Goals		Compliance	
GOAL 1:	Encourage regional economic prosperity and global competitiveness.	Consistent:	The Project would draw new residents and retail businesses to the area, contributing to regional economic prosperity.
GOAL 2:	Improve mobility, accessibility, reliability, and travel safety for people and goods.	Consistent:	Although this Project is not a transportation improvement project, the Project is located near an existing transportation route along I-10.
GOAL 3:	Enhance the preservation, security, and resilience of the regional transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable.
GOAL 4:	Increase person and goods movement and travel choices within the transportation system.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.
GOAL 5:	Reduce greenhouse gas emissions and improve air quality.	Consistent:	The Project is located within an urban area in proximity to existing transportation routes and freeways. Location of the project within a developed area would reduce trip lengths, which would reduce GHG and air quality emissions. Additionally, the Project would achieve a minimum of 100 points on the City GHG Screening Table, thereby reducing GHG emission impacts to less than significant levels.
GOAL 6:	Support healthy and equitable communities	Consistent:	The Project includes a mix of uses including housing and neighborhood-serving retail proximate to employment, reducing vehicle miles traveled (VMT), promoting walkability, and contributing to a jobs/housing balance.
GOAL 7:	Adapt to a changing climate and support an integrated regional development pattern and transportation network.	Consistent:	The Project would be an infill development in an underutilized area which will provide housing in close proximity to designated public transit facilities and routes. Specifically, two OmniTrans bus stops are located within 100 feet of the Project site.
GOAL 8:	Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	N/A:	This is not a transportation improvement project and is therefore not applicable. However, implementation of the Project would not conflict with this goal.

SCAG Goals		Compliance	
GOAL 9:	Encourage development of diverse housing types in areas that are supported by multiple transportation options.	Consistent:	The Project involves development of a mix of uses (residential and commercial) that would provide diverse housing options that would be served by OmniTrans bus service on the southwest corner of the Project site, and approximately 60 feet southwest of the Project site.
GOAL 10:	Promote conservation of natural and agricultural lands and restoration of habitats.	Consistent:	The Project proposes a mix of residential and commercial land uses in an urbanized area and would therefore not interfere with conservation of natural or agricultural lands. The Project site is not considered vital habitat land and therefore would not conflict with restoration of habitats.
Source: Southern California Association of Governments, *Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy,* 2020.			

The goals stated in the RTP/SCS were used to determine consistency with the planning efforts previously stated. As shown in **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency**, the Project would be consistent with the stated goals of the RTP/SCS. Therefore, the Project would not result in any significant impacts or interfere with SCAG's ability to achieve the region's post-2020 mobile source GHG reduction targets.

California Air Resource Board Scoping Plan Consistency

Adopted December 15, 2022, CARB's *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with AB 1279. To achieve the targets of AB 1279, the 2022 Scoping Plan relies on existing and emerging fossil fuel alternatives and clean technologies, as well as carbon capture and storage. Specifically, the 2022 Scoping Plan focuses on zero-emission transportation; phasing out use of natural gas use for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines); and scaling up new options such as green hydrogen. The 2022 Scoping Plan sets one of the most aggressive approaches to reach carbon neutrality in the world. Unlike the 2017 Scoping Plan, CARB no longer includes a numeric per capita threshold and instead advocates for compliance with a local GHG reduction strategy (i.e., Climate Action Plan) consistent with CEQA Guidelines section 15183.5.

The key elements of the 2022 CARB Scoping Plan focus on transportation. Specifically, the 2022 Scoping Plan aims to rapidly move towards zero-emission (ZE) transportation (i.e., electrifying cars, buses, trains, and trucks), which constitutes California's single largest source of GHGs. The regulations that impact the transportation sector are adopted and enforced by CARB on vehicle manufacturers and are outside the jurisdiction and control of local governments. The 2022 Scoping Plan accelerates development of new regulations as well as amendments to strengthen regulations and programs already in place. Statewide strategies to reduce GHG emissions in the latest 2022 Scoping Plan include:

- Implementing SB 100 (achieve 100 percent clean electricity by 2045);
- Achieving 100 percent zero emission vehicle sales in 2035 through Advanced Clean Cars II; and

- Implementing the Advanced Clean Fleets regulation to deploy zero-emission vehicle (ZEV) buses and trucks.

Additional transportation policies include the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Clean Off-Road Fleet Recognition Program, and Amendments to the In-use Off-Road Diesel-Fueled Fleets Regulation. The 2022 Scoping Plan would continue to implement SB 375. GHGs would be further reduced through the Cap-and-Trade Program carbon pricing and SB 905. SB 905 requires CARB to create the Carbon Capture, Removal, Utilization, and Storage Program to evaluate, demonstrate, and regulate carbon dioxide removal projects and technology.

As indicated above, GHG reductions are also achieved as a result of State of California energy and water efficiency requirements for new residential developments. These efficiency improvements correspond to reductions in secondary GHG emissions. For example, in 2021 approximately 38 percent of the total electricity net generation in California was derived from natural gas combustion. Therefore, energy saving measures, such as Title 24, reduces GHG emissions from the power generation facilities by reducing load demand.

Scoping Plan Appendix D, Local Actions

Included in the 2022 Scoping Plan is a set of Local Actions (2022 Scoping Plan Appendix D) aimed at providing local jurisdictions without a CEQA-qualified CAP with the tools needed to reduce GHGs and assist the state in meeting the ambitious targets set forth in the 2022 Scoping Plan. CARB Scoping Plan Appendix D includes a section on evaluating plan-level and project-level alignment with the State's Climate Goals in CEQA GHG analyses. In this section, CARB identifies several recommendations and strategies that should be considered for new development in order to determine consistency with the 2022 Scoping Plan. Notably, this section is focused on Residential and Mixed-Use Projects.[36] CARB specifically states that Appendix D does not address other land uses (e.g., industrial).[37] However, CARB plans to explore new approaches for other land use types in the future.[38]

CARB Scoping Plan Appendix D lists potential actions that support the State's climate goals. However, the Scoping Plan notes that the applicability and performance of the actions may vary across the regions. The document is organized into two categories (A) examples of plan-level GHG reduction actions that could be implemented by local governments and (B) examples of on-site project design features, mitigation measures, that could be required of individual projects under CEQA, if feasible, when the local jurisdiction is the lead agency.

Appendix D notes that project consistency with the Scoping Plan can be determined through consistency with a qualified CAP, and absent consistency with a qualified CAP the State recommends that residential and mixed-use projects meet the following three priority areas will reduce GHG emissions and should accommodate growth in a manner consistent with State GHG reduction and equity prioritization goals. These project attributes are intended to help local jurisdictions qualitatively identify projects that are

[36] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 21, November 2022.
[37] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 4, November 2022.
[38] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 21, November 2022.

clearly consistent with the Scoping Plan. Appendix D also notes that lead agencies may determine, with adequate additional supporting evidence, that projects that incorporate some, but not all, of the key project attributes are consistent with the State's climate goals.[39]

- Transportation Electrification. Table 3 in the 2022 Scoping Plan, Appendix D, notes that to be clearly consistent with the State's goals, projects should provide EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the CALGreen code.
- VMT Reduction. The Scoping Plan notes that to be consistent with the VMT reduction attribute, projects should be located on sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land; do not result in the loss or conversion of natural and working lands; and consist of transit-supportive densities (minimum of 20 residential dwelling units per acre).
- Building Decarbonization. Building decarbonization involves maximizing energy efficiency and reducing the use of fossil fuel energy.

However, as discussed previously, the City of Ontario has adopted a CEQA-qualified CAP and as shown in **Table 15: Community Climate Action Consistency**, the Project is consistent with the Ontario CCAP. As noted in Scoping Plan Appendix D, consistency with a qualified CAP ensures consistency with the Scoping Plan. Therefore, the Project is consistent with 2022 Scoping Plan and would comply with all applicable regulatory requirements.

Conclusion

The Project would be consistent with the Ontario CCAP, SCAG's RTP/SCS, and the CARB Scoping Plan. The Project would be required to comply with all existing regulations, including applicable measures from the City's General Plan.

As shown in **Table 13: Operational Greenhouse Gas Emissions**, approximately 86 percent of the Project Total GHG emissions are from energy and mobile sources which would be further reduced by the 2022 Scoping Plan goals (including achieve 100 percent clean electricity by 2045 [SB 100], achieving 100 percent zero emission vehicle sales in 2035 [Advanced Clean Cars II], and implementing the Advanced Clean Fleets regulation [ZEV buses and trucks]). Mobile source emissions would further decline in the future due to statewide measures discussed above (including the reduction in fuels' carbon content, CARB's Advanced Clean Car Program, CARB's Mobile Source Strategy, fuel efficiency standards, etc.), as well as cleaner technology and fleet turnover. SCAG's 2020 RTP/SCS is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035.[40] The Project includes a mix of a residential and commercial land uses that would potentially reduce the need to travel long distances for some residents and reduce associated GHG emissions.

At this time, it is not possible to quantify the emissions savings from future regulatory measures that have not yet been developed; nevertheless, it can be anticipated that Project operations would benefit from applicable measures are enacted to meet State GHG reduction goals. The Project would not impede the

[39] California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 23, November 2022.
[40] California Air Resources Board, *SB 375 Regional Plan Climate Targets*, Retrieved from: https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/regional-plan-targets.

State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The Project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan.

In addition, the Ontario CCAP establishes a points system that assigns values for each GHG emissions mitigation design element or operational program feature incorporated into a given development project. The CCAP Screening Tables point values correspond to the minimum GHG emissions reduction expected from each feature. Projects with features that yield at least 100 Screening Table points are considered consistent with the reduction quantities anticipated in the City's CCAP. Such projects would be determined to have a less than significant individual and cumulative GHG emissions impact. Achieving 100 points ensures that the Project would not impede California's statewide GHG reduction goals for 2030 and 2050.

In conclusion, the Project does not conflict with the applicable plans that are discussed above and therefore, the Project does not have a significant impact.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

GHG emission impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to GHG emissions, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.9.3 Overall Greenhouse Gas Emissions Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to GHG emissions. Therefore, preparation of a SEIR is not warranted.

4.10 HAZARDS AND HAZARDOUS MATERIALS

4.10.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that upon implementation of regulatory requirements and TOP policies and programs, impacts to hazards and hazardous materials would be less than significant.

4.10.2 Analysis of Proposed Project

Threshold (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? [Approved SEIR Impact 5.9-1]

No New or More Severe Impacts: Implementation of the Project would increase the number of businesses and residents in the City, thereby increasing the amount of hazardous materials being transported, stored, and manufactured, and the number of people exposed to these materials. The Approved SEIR concluded that buildout of TOP 2050 would result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth in the City.[41] The storage, handling, use, and disposal of these materials are regulated by Federal and State requirements. The proposed Project would adhere to these regulations, including the Federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, potential effects stemming from the routine transport and use of hazardous materials during construction would be reduced and would not be substantial. Therefore, impacts are anticipated to be less than significant and would not pose new or additional impacts compared to the Approved SEIR.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The routine transport of hazardous materials impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to the routine transport of hazardous materials, a less than significant impact was identified in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? [Approved SEIR Impact 5.9-1]

Threshold (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school? [Approved SEIR Impact 5.9-1]

[41] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.9-37. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

Threshold (d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment [Approved SEIR Impact 5.9-2]

No New or More Severe Impact: A Phase I Environmental Site Assessment (ESA) was prepared for Project in August 2022 by GeoKinetics Geotechnical and Environmental Engineers (GeoKinetics) (refer to **Appendix E**). GeoKinetics prepared their ESA using data collected via a reconnaissance survey of the Project site; an evaluation of historical uses of the Project site and surrounding uses; and the review of available federal, state, and local environmental records.

The ESA concluded that the Project site contained no underground storage sites (USTs) or above-ground storage tanks (ASTs). Asbestos containing materials (ACMs) may be encountered on the Project site during demolition activities due to the age of the structures (some structures like the post office are older than 1978). Lead Based Paint (LBP) may also be encountered on the Project site during demolition of existing structures due to their age. LBPs may be present in some structures such as the post office which were constructed prior to the limitation of lead content paints by the Department of Consumer affairs in 1987.

A dry-cleaning operation was previously operational on the Project site and has since been closed and left vacant. The area which the dry-cleaning operation formerly occupied has undergone several phases of subsurface investigations and remedial actions through the Department of Toxic Substance Control's (DTSC's) Voluntary Cleanup Program (VCP). Tetrachloroethene (PCB) contaminants were discovered in harmful concentrations during soil gas testing, groundwater sampling, and indoor air sampling. Based on the results of the samplings, it was recommended that the western portion of the Project site be designated for commercial redevelopment. Additionally, it was recommended that an additional four semi-annual soil gas confirmation sampling events be performed in 2013 and 2014. PCE concentrations in soil gas were noted to be stable, or decreasing over the four sampling events except at a few locations where the detections were already below the Risk-Based Target Concentration (RBTC) levels. The DTSC issued a No Further Action (NFA) letter on December 15, 2017, for Area B (essentially the area of the Ontario Plaza Building) and established a commercial/industrial land use deed restriction and an unrestricted "no further action" designation for Area A (the remainder of the site) (refer to **Figure 16: Deed Restriction Overlay**). All future Project site development must follow the guidelines in existing the Land Use Covenant, the deed restriction, and the NFA Letter. No other hazardous materials or waste was discovered on the Project site.[42]

Hazardous materials which would be encountered on the Project site have been previously remediated and has been designated as no further action by the DTSC. Furthermore, as shown in **Figure 16: Deed Restriction Overlay**, the Project parking garage would occupy the entire area formerly restricted to commercial and industrial uses, further separating future residential structures from being erected within the area containing the commercial/industrial deed restriction. Furthermore, the Project would be required to comply with federal and state regulations, City ordinances, and TOP 2050 policies guiding construction activities and adequate treatment of hazardous materials such as LBPs and ACMs. Compliance with federal and state regulations would require adequate handling of hazardous substances

[42] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 - 1060 West Fourth Street & 1118 - 1126 North Mountain Avenue Ontario, California. Irvine, CA: GeoKinetics

to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Therefore, impacts associated with additional hazardous waste transport, use, and/or disposal that would occur would be less than significant with adherence to the existing regulations.

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

Hazardous materials impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact, a less than significant impact was identified in the Approved SEIR with respect to hazardous materials. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard or excessive noise for people residing or working in the project area? [Approved SEIR Impact 5.9-3]

No New or More Severe Impacts: The Federal Aviation Administration and Caltrans Division of Aeronautics provide guidance for land use safety near airports. With adherence to these guidelines, high concentrations of people are not exposed to potential airplane accidents along runways or near airports while airplanes are departing and arriving. The Project is within the Airport Influence Area (AIA) of the Ontario International Airport and therefore should be consistent with the adopted ONT ALUCP and should meet standards and recommendations of Part 77 of the FAA, adopted through Ordinance 2758 in the Ontario Municipal Code.[43] A consistency determination analysis for ONT was prepared by the City and submitted to ONT-IAC, and it was found that TOP 2050 is consistent with ALUCP for the Ontario International Airport (ONT-IAC 2022).[44] The Chino Airport is predominantly a recreational airport.[45] Since the airport is not planned for expansion and would remain primarily recreational, and only lower elevation buildings surround it and would continue to surround it upon project implementation, the Chino Airport poses no unique hazards.[46] Additionally, the Project site is outside of any of the ONT ALUCP safety zones.[47] Thus, TOP 2050 ensures compatibility with ONT and Chino Airport. The Proposed project would not result in new or a substantial increase in magnitude of impacts.

[43] Ontario Airport Planning. 2018. Ontario International Airport Land Use Compatibility Plan, Map 2-1: Compatibility Policy Map: Airport Influence Area. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-1.pdf (Accessed September 2023).

[44] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.9-39. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).

[45] Ibid, Page 5.9-40.

[46] Ibid.

[47] Ontario Airport Planning. 2018. Ontario International Airport Land Use Compatibility Plan, Map 2-2: Compatibility Policy Map: Safety Zones. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-2.pdf (Accessed September 2023).

Mitigation Measures

None provided in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact due to proximity to an airport or airport land use plan, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? [Approved SEIR Impact 5.9-4]

No New or More Severe Impacts: As part of TOP 2050, a Vulnerability Analysis was conducted that determined, the threat of flood is Ontario's greatest hazard as large portions of the City are within a flood zone.[48] The City's Roadway Classification map identifies that there are substantial improvements in transportation infrastructure planned to accommodate the increase in population in the City in the event of an emergency. Additionally, the Ontario Fire Department reviews development applications to ensure that adequate emergency accessibility is provided based on local and state guidance. The Project would include the placement of an EVA lane which allows emergency personnel access to the Project in moments of emergency. Therefore, the Project would not result in new impacts or a substantial increase in the magnitude of impacts.

Mitigation Measures

None proposed in the Approved SEIR.

Conclusion

The Project would not result in a new impact relative to established emergency plans, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? [Approved SEIR Impact 5.9-5]

No New or More Severe Impacts: The City is outside of the State Responsibility Area (SRA), but the California Department of Fire and Forestry (CAL FIRE) has determined that the City contains no areas subject to very high wildfire risk.[49] However, the City acknowledges that even though fuel loading is light and fire risk comes primarily from urban fires, not wildfires, there is some risk related to wildfires.[50] There are many resources available to address wildland fires should they arise, including the CAL FIRE *2019 Strategic Fire Plan for California*, the California Fire Code, County of San Bernardino Multi-jurisdiction

[48] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.7-41. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[49] Ibid.
[50] Ibid.

Hazard Management Plan, the Ontario LHMP, and fire services from the Ontario Fire Department. With adherence to these building practices, development of the Project would not exacerbate risk or result in post-wildfire hazards (landslides, mudflows, and flooding).

Mitigation Measures

None proposed in the Approved SEIR.

Conclusion

Wildfire risk impacts related to the proposed Project are less than the significant, a less than significant impact was evaluated in the Approved SEIR. The Project would not result in a new impact relative to wildfire risk. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.10.3 Overall Hazards and Hazardous Materials Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hazards or hazardous materials. Therefore, preparation of a SEIR is not warranted.

4.11 HYDROLOGY AND WATER QUALITY

4.11.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that compliance with the MS4 permit includes implementation of Project site design and source control BMPs that reduce the potential for pollutants to enter runoff and treatment control BMPs that remove pollutants from stormwater. Additionally, after compliance with permits impacts would be less than significant.

4.11.2 Analysis of Proposed Project

Threshold (a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? [Approved SEIR Impact 5.10-1]

No New or More Severe Impacts: Implementation of TOP 2050 was found to not substantially alter the amount of developed land in the City. However, most of Ontario Ranch is agricultural land which is designated for future urban use development by the TOP 2050. Based on the Approved SEIR findings, implementation of National Pollution Discharge Elimination System (NPDES) and Stormwater Pollution Prevention Plan (SWPPP) Best Management Practices (BMPs) would effectively minimize the construction impacts associated with water quality. BMPs included in these permits may include actions such as:

- Project site design standards that maximize permeable areas, use porous pavements, and focus on natural drainage systems;
- Structural source control that minimizes pollution of stormwater by such means as paving trash storage areas and fueling areas with impervious surfaces, and grading such areas to block run-off; and
- Treatment Control measures that Remove pollutants from stormwater by filtration, media absorption, or other means.

Additionally, the Project would be required to control pollutants in discharges of stormwater from postconstruction activities through preparation of a Water Quality Management Plan (WQMP). As discussed in 4.10, Hazards and Hazardous Materials above, hazardous contamination found in the groundwater within the Project area was remediated and found to require no further action according to DTSC.[51] .

During Project operation, the residential and retail uses within the Project site would utilize newly placed sewer systems improved within the site, including a grease interceptors and additional sewer facilities.

The Project would comply with Federal, state, and local regulations regarding the maintenance of water quality standards and therefore impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

[51] GeoKinetics. 2022. Phase I Environmental Site Assessment Ontario Plaza 1000 – 1060 West Fourth Street & 1118 – 1126 North Mountain Avenue Ontario, California. Irvine, CA: GeoKinetics

Conclusion

Water quality degradation impacts related to the proposed Project are less than the significant. The Project would not result in a new or more severe impact relative to water quality, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? [Approved SEIR Impact 5.10-2]

No New or More Severe Impacts: Nearly all of the Project site is impermeable surfaces which are unideal for groundwater recharge. Regardless, projects considered for approval under TOP 2050 would have to meet the following requirements for limiting impacts to groundwater recharge:

- BMPs for compliance with NPDES regulations, for instance, preservation of existing vegetation.
- Preparation of project-specific hydrology studies estimating project impacts on drainage, in accordance with procedures in the *San Bernardino County Technical Guidance Document for WQMPs (2013)*.

According to the Approved SEIR the TOP 2050 contains policies that would promote infiltration of runoff and groundwater recharge, that encourage the use of low impact development (LID) strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.[52] Application of these policies would further lead to less than significant impacts due to groundwater resources. Furthermore, the Chino Groundwater Basin is adjudicated and is considered by DWR to be a very low priority groundwater basin.[53] Therefore, the Project would not deplete or otherwise substantially degrade surface or groundwater quality, nor would it substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basins. Therefore, the proposed Project would not result in a new or a substantial increase in magnitude of impacts that would impede sustainable groundwater management of the basin.

Mitigation Measures

No mitigation measures are required in the Approved SEIR, and impacts would be less than significant.

Conclusion

Groundwater supply impacts related to the proposed Project are less than the significant. The Project would not result in a new impact or more severe relative to groundwater supply, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance

[52] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.10-22. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf. (Accessed September 2023).
[53] Ibid, Page. 5.10-23.

that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: [Approved SEIR Impact 5.10-3]

i) Result in a substantial erosion or siltation on- or off-site.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

iii) Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows.

No New or More Severe Impacts: Future development associated with the Project would involve site improvements that require grading, excavation, and soil exposure during construction, with the potential for erosion or siltation to occur. To minimize these impacts and as discussed in the Approved SEIR, the Project would be required to comply with the requirements in the State Water Resources Control Board's (SWRCB's) Construction General Permit (CGP) including the preparation of a notice of intent and SWPPP prior to the start of construction activities. Additionally, to comply with MS4 Permit and San Bernardino County Stormwater Program, the Project would also be mandated to install stormwater treatment BMP's that retain the 2-year, 24-hour rainfall event.

As previously discussed, the Project would be required to attain an NPDES permit and associated SWPPP. These two processes and the associated BMPs would adequately minimize potential off-site water quality impacts. Construction-related BMPs would be identified based on site-specific conditions during preparation of a SWPPP for the Project. Long term operational BMPs would be identified through issuance of an NPDES permit through the RWQCB and would include water quality features to ensure that runoff is treated prior to discharge into the storm drain or regional conveyance facilities. The Project would also include the development of stormwater facilities designed to adequately convey and manage stormwater flows experienced within the Project site.

Additionally, according to the Federal Emergency Management Act (FEMA) National Flood Hazards Map, the Project is located in an area of minimal flood hazard.[54] Additionally, only small portions of the City adjacent to flood control channels, detention basins, and creeks are in the 100-year flood plain. However, as discussed above the proposed Project is located in an area of minimal flood hazard.[55]

The Project would include connections to existing stormwater systems but would not include modifications to stormwater facilities which would impede or redirect stormwater flows. As well, the Project site is currently disturbed with impermeable surfaces over the majority of the site. The development of the Project would not introduce substantial amounts of impermeable surfaces beyond

[54] FEMA's National Flood Hazard Layer. *06071C8608H*. Retrieved at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. (Accessed July 2023)
[55] Ibid.

what exists on the Project site currently. See **Figure 17: Project Utility Layout** for a diagram of utilities proposed for the Project.

As such, the Project would result in no new or more severe impact from erosion or siltation and would not create or contribute runoff water that would exceed the capacity of existing drainage systems. The Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, the Project would not substantially alter the existing drainage pattern of the Project site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create the above-mentioned disasters. A less than significant impact is anticipated from Project implementation. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Drainage pattern impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to drainage patterns, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation. [Approved SEIR Impact 5.10-4]

No New or More Severe Impacts: The Approved SEIR determined that only small portions of Ontario are in the 100-year floodplain, adjacent to flood control channels, detention basins, and creeks. Under TOP 2050, to reduce impacts of potential developments within 100-year flood zones the City will require any new development partially or entirely in 100-year flood zones to provide detailed floodplain mapping for 100- and 200-year storm events as part of the development process. The City will also require that facilities using hazardous materials comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year or 500-year flood zone unless all standards of elevation, floodproofing, and storage have been implemented to the satisfaction of the Building Department. As discussed above the Project site is located in an area of minimal flood hazard. Nevertheless, the Project would comply with all applicable policies of the TOP 2050.

Additionally, there are no large bodies of water that would result in a seiche during seismic activity. The reservoirs/aboveground water tanks within the City are enclosed, thereby minimizing the possibility of a seiche. The Project location is inland and approximately 30 miles from the ocean and is not at risk of flooding from tsunamis. Therefore, impacts associated with release of pollutants due to inundation would be less than significant. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Tsunami and flood hazard impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to tsunami and flood hazard, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. [TOP 2050 Impact 5.10-5]

No New or More Severe Impacts: The City's groundwater supplies are from the Chino Groundwater Basin, which is adjudicated and managed by the Chino Basin Watermaster. The Chino Basin is exempt from legislative requirements under the Sustainable Groundwater Management Act (SGMA) because it is an adjudicated basin and is not required to prepare a groundwater sustainability plan. As discussed in the Approved SEIR, projects approved under TOP 2050 would be required to comply with the Santa Ana River Bain Plan and to control pollutants in discharges of stormwater from postconstruction activities under NPDES Permit No. CAS618036 through preparation of a WQMP identifying BMPs for prevention of stormwater pollution during the post-construction phase, including site-design, source-control, and/or treatment of BMPs. Additionally, adherence to the State CGP, implementation of the SWPPP, and adherence to the City's Erosion and Sediment Control Plan requirements, would ensure that surface and groundwater quality are not adversely impacted during construction of the Project. Therefore, the proposed Project would not obstruct or conflict with the RWQCB's Basin Plan or any groundwater management plan, and impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Water quality control plan impacts related to the proposed Project are less than significant. A less than significant impact was evaluated in the Approved SEIR. The Project would not result in a new or more severe impact relative to water quality control plans. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.11.3 Overall Hydrology and Water Quality Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and water quality. Therefore, preparation of a SEIR is not warranted.

4.12 LAND USE AND PLANNING

4.12.1 Summary of TOP 2050 Analysis

According to the Approved SEIR, implementation of the TOP 2050 would not divide an established community. Additionally, the Approved SEIR concluded that implementation of the TOP 2050 would not conflict with established plans adopted for the purpose of avoiding or mitigating an environmental effect.

4.12.2 Analysis of Proposed Project

Threshold (a) Physically divide an established community? [Approved SEIR Impact 5.11-1]

No New or More Severe Impacts: According to TOP 2050, the Project would be built on land zoned for multi-family mixed use development and is surrounded by a variety of urban land uses. Thus, Project implementation would not physically divide an established community. The Project would be developed consistently with the preferred land uses of the MU-NH land use designation and the MU-8b zoning district. Therefore, there are no new or more severe impacts.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Land use and planning impacts related to the division of an established community related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to land use and planning, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? [Approved SEIR Impact 5.11-2]

No New or More Severe Impacts: As discussed in the Approved SEIR, TOP 2050 is intended to be a framework for planning and development in the City for the next 30 or more years. Additionally, buildout of TOP 2050 Land Use Plan would provide sufficient dwelling units, population, and employment capacity to exceed SCAG's projections for 2050.

Less than significant impacts related to land use and planning are identified in the Approved SEIR. Specifically, the Approved SEIR concluded that the TOP 2050 Land Use Plan would not introduce incompatible land uses to the City and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project would remain consistent with the vision and goals of the TOP 2050 by providing additional dwelling units and employment opportunities and would not require a modification of land use designation for the Project site. Additionally, the TOP 2050 encouraged the development of mixed-use developments within the Project site through the implementation of a MU-NH land use

designation. Specifically, the TOP 2050 estimated that future buildout of the MU-NH Mountain and Fourth land use area would allow for the development of 251 dwelling units and 75,008 square feet of nonresidential uses. While the Project would exceed estimated residential buildout by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft. Additionally, the Project would remain consistent with the development density standards of MU-NH land use areas.[56]

The Project would be developed within the standards of this land use designation and would not propose or necessitate a general plan amendment due to conflicts with the goals or standards of this land use type. Furthermore, the Project would further the City's goal of generating manageable growth that can be accommodated by commercial or amenity uses within the City.

Furthermore, the Project would include the creation of a PUD, as required by the City Development Code, to designate site-specific development standards for the Project site which would act as the presiding standards for this Project and future developments. These standards are able to vary from established standards within the City Development Code but would be required to remain consistent with the TOP 2050. Additionally, **Table 11: Consistency with the TOP**, **Table 15: Community Climate Action Consistency**, and **Table 16: Regional Transportation Plan/Sustainable Communities Strategy Consistency** summarize the Project's consistency with established regional and local land use plans. Therefore, development of the roadway with open space amenities would not create new impacts.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Land use and planning impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to land use and planning, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.12.3 Overall Land Use Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and land use and planning. Therefore, preparation of a SEIR is not warranted.

[56] City of Ontario. 2022. City of Ontario Policy Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf

4.13 MINERAL RESOURCES

4.13.1 Summary of TOP 2050 Analysis

The Approved EIR concluded that buildout associated with TOP 2050 would not impact mineral resources of statewide, regional, or local value. Additionally, the TOP 2050 would allow mineral extraction only in areas both within Mineral Resource Zone-2 (MRZ-2) and within a Mineral Resource Sector. Areas which do not have both classifications would not be available for mineral extraction.

4.13.2 Analysis of Proposed Project

Threshold (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? [Approved SEIR Impact 5.12-1]

Threshold (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? [Approved SEIR Impact 5.12-1]

No New or More Severe Impacts: As described in Section 5.12.2 of the Approved SEIR there are two areas in Ontario that are designated MRZ-2, where significant mineral resources are known or are likely. The remainder of the City is designated MRZ-3, where the significance of mineral deposits is unknown. The Project development in an MRZ-3 area would not result in significant impacts because mineral resources of statewide or local importance are not identified on the California Geological Survey's P-C maps. Additionally, the Project site would fall outside of a Mineral Resource Sector and would not allow for mineral extraction. Therefore, the Project would not result in the loss of availability of a known mineral resource in Ontario and impacts to mineral resources would be less than significant.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Mineral resource impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to mineral resources, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.13.3 Overall Mineral Resources Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and land use and planning. Therefore, preparation of a SEIR is not warranted.

4.14 NOISE

4.14.1 Summary of TOP 2050 Analysis

The Approved SEIR concluded that buildout associated with TOP 2050 would contribute to considerable increases in ambient and construction-related noise. Additionally, TOP 2050 concluded that since details of individual development projects in the City are currently unknown, potentially significant impacts may not be reduced to less than significant levels by **MM 12-2** and **MM 12-4**.

4.14.2 Analysis of Proposed Project

Threshold (a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. [Approved SEIR Impact5.13-1 and Impact 5.13-2]

Construction

Construction noise typically occurs intermittently and varies depending on the construction activity's nature or phase (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. During construction, exterior noise levels could affect noise-sensitive receptors near the construction site. The nearest sensitive receptors to the Project site construction area are existing residential uses to the north and east, adjacent to the Project property boundary. However, it is noted that construction activities would occur throughout the Project site and would not be concentrated at a single point near noise-sensitive receptors.

Construction activities would include demolition, Project site preparation, grading, building construction, paving, and architectural coating. Such activities would require:

- Industrial saws, excavators, and dozers during demolition;
- Dozers and tractors during Project site preparation;
- Excavators, graders, dozers, and tractors during grading;
- Cranes, forklifts, generators, tractors, and welders during building construction;
- Pavers, rollers, and paving equipment during paving; and
- Air compressors during architectural coating.

Typical noise levels associated with individual construction equipment are listed in **Table 17: Typical Construction Noise Levels**. For safety reasons, heavy duty construction equipment and machinery are assumed to stay a minimum of 25 feet from the boundaries of occupied properties.

Table 17: Typical Construction Noise Levels

Equipment	Typical Noise Level (dBA) at 50 feet from Source	Typical Noise Level (dBA) at 25 feet from Source[1]
Air Compressor	80	86
Backhoe	80	86
Compactor	82	88
Concrete Mixer	85	91
Concrete Pump	82	88
Concrete Vibrator	76	82
Crane, Mobile	83	89
Dozer	85	91
Generator	82	88
Grader	85	91
Impact Wrench	85	91
Jack Hammer	88	94
Loader	80	86
Paver	85	91
Pneumatic Tool	85	91
Pump	77	83
Roller	85	91
Saw	76	82
Scraper	85	91
Shovel	82	88
Truck	84	90
1. Calculated using the inverse square law formula for sound attenuation: $dBA_2 = dBA_1+20Log(d_1/d_2)$ Where: dBA_2 = estimated noise level at receptor; dBA_1 = reference noise level; d_1 = reference distance; d_2 = receptor location distance		
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.		

Although the construction equipment noise levels in **Table 17: Typical Construction Noise Levels** are from the Federal Transit Administration's (FTA's) 2018 *Transit Noise and Vibration Impact Assessment Manual*, the noise levels are based on measured data from an EPA report which uses data from the 1970s,[57] the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) which uses data from the early 1990s, and other measured data. Since that time, construction equipment has been required to meet more stringent emissions standards and the additional necessary exhaust systems also reduce noise from what is shown in the table.

Section 5-29.09 (Construction Activity Noise Regulations) of the City of Ontario Municipal Code restricts noise sources associated with construction activities between the hours of 7:00 AM to 6:00 PM on weekdays and 9:00 AM to 6:00 PM on Saturday. While the City establishes limits to the hours during which construction activity may take place, it does not identify specific noise level limits for construction noise levels. The City's permitted hours of construction are required in recognition that construction activities undertaken during daytime hours are a typical part of living in an urban environment and do not cause a significant impact.

[57] U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, NTID300.1, December 31, 1971.

Quantitative Construction Noise Assessment

However, this analysis conservatively uses the FTA's threshold of 80 A-weighted decibels (dBA) and 85 dBA (8-hour Equivalent Continuous Sound Pressure Level [L_{eq}]) to evaluate construction noise impacts for residential and commercial uses, respectively.[58] It should be noted that although **Table 17: Typical** Construction Noise Levels shows that some equipment would exceed 80 dBA at 25 feet, the FTA's noise threshold is measured over an eight hour period, meaning that a single piece equipment would need to be stationary and operating continuously for eight hours to exceed the 80 dBA threshold. In addition, standard construction provides 25 dBA of exterior-to-interior noise attenuation with windows closed and 15 dBA with windows open.[59] Therefore, it can be assumed that exterior noise levels of 94 dBA (jackhammer) would equal 69 dBA when measured from the interior with windows closed.

Following FTA's methodology for quantitative construction noise assessments, construction-generated noise levels associated with the Project were calculated using FHWA's RCNM computer program. RCNM enables the prediction of construction noise levels for a variety of construction operations based on a compilation of empirical data and the application of acoustical propagation formulas. When calculating construction noise, all construction equipment is assumed to operate simultaneously at the center of the active construction zone to represent an average distance throughout the day. See Noise Modeling Data in **Appendix G** for more information regarding the construction assumptions used in this analysis.

The noise levels calculated in **Table 18: Project Construction Noise Levels**, show estimated exterior construction noise. Construction noise would increase ambient noise in the Project's vicinity. Generally, noise increases of less than 3 dBA is barely perceptible to people, while a 5-dBA increase is readily noticeable. Therefore, ambient noise level increases greater than 5 dBA would be considered significant. As shown in **Table 18: Project Construction Noise Levels**, construction noise would lead to an increase in ambient noise levels by a maximum of 15.6 dBA. However, the combined noise level would remain below the 80 dBA construction threshold for residential uses. Thus, construction noise would be considered less than significant.

Table 18: Project Construction Noise Levels

Construction Phase	Modeled Exterior Construction Noise Level at Nearest Residence (dBA L_{eq})	Noise Threshold (dBA L_{eq}) [1]	Exceed Threshold?	Ambient Noise Level (dBA L_{eq})	Construction + Ambient Combined Noise Level (dBA L_{eq})	Exceed Threshold?
Demolition	71.5	80	No	57.2	71.7	No [4]
Site Preparation	72.7		No		72.8	No [4]
Grading	72.3		No		72.4	No [4]
Combined Building Construction and Paving [2]	71.8		No		71.9	No [4]
Combined Building Construction and Architectural Coating [3]	71.1		No		71.3	No [4]
1. Federal Transit Administration noise threshold of 80 dBA for residences.						

[58] Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179, September 2018.
[59] United States Environmental Protection Agency, *Protective Noise Levels (EPA 550/9-79-100)*, 1979.

Construction Phase	Modeled Exterior Construction Noise Level at Nearest Residence (dBA L_{eq})	Noise Threshold (dBA L_{eq}) [1]	Exceed Threshold?	Ambient Noise Level (dBA L_{eq})	Construction + Ambient Combined Noise Level (dBA L_{eq})	Exceed Threshold?
2. Based on the construction schedule, building construction and paving activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined. 3. Based on the construction schedule, building construction and architectural coating activities are anticipated to overlap. Therefore, the equipment from these two activities have been combined. 4. Combined Noise level remains below the 80 dBA construction noise threshold for residential uses.						
Source: Federal Highway Administration, *Roadway Construction Noise Model,* 2006. Refer to Appendix G for noise modeling results.						

Operations

Project implementation would create new sources of noise in the site vicinity. The mixed-use development's major noise sources including the following:

- Stationary Noise Sources - mechanical equipment (i.e., trash compactors, air conditioners, etc.);
- Parking areas (i.e., car door slamming, car radios, engine start-up, and car pass-by); and
- Off-site traffic noise.

Stationary Noise Sources

The Project site is located near residential properties to the north and east, while properties to the south and west are primarily commercial. The nearest sensitive receptors are located to the north and east, adjacent to the Project's property boundary. Potential stationary noise sources related to long-term operation of the Project site would include mechanical equipment. Mechanical equipment (e.g., heating ventilation and air conditioning [HVAC] equipment) typically generates noise levels of approximately 52 dBA at 50 feet[60]. At the closest sensitive receptor, approximately 160 feet away, mechanical equipment noise levels would attenuate to 41.9 dBA, which is below the City's ambient noise standards of 60 to 65 dBA for residential receptors. The ambient noise level at Sensitive Receptor 1 was measured at 57.2 dBA and would increase by 0.1 dBA with the inclusion of the HVAC equipment. This increase would be below the 3 dBA perceptibility threshold.

Parking Noise

All parking would be provided on the Project site with a six level above grade parking structure. Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the Community Noise Equivalent Level (CNEL) scale. The instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys range from 53 to 61 dBA.[61] Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. Sound levels of speech typically range from 33 dBA at 50 feet for normal speech to 50 dBA at 50 feet for very loud speech.[62] It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L_{eq} metric, which are averaged over the entire duration

[60] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, July 6, 2010.
[61] Kariel, H. G., *Noise in Rural Recreational Environments*, Canadian Acoustics 19(5), 3-10, 1991.
[62] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden. Noise Navigator Sound Level Database with Over 1700 Measurement Values, July 6, 2010.

of a time period. As a result, actual noise levels over time resulting from parking lot activities would be far lower than the reference levels identified above.

For the purpose of providing a conservative, quantitative estimate of the noise levels that would be generated from the vehicles entering and exiting the parking lot, the methodology recommended by FTA for the general assessment of stationary transit noise sources is used. Using the methodology, the Project's peak hourly noise level that would be generated by the on-site parking levels was estimated using the following FTA equation for a parking lot:

$$L_{eq(h)} = SEL_{ref} + 10 \log (NA/1{,}000) - 35.6$$

Where:

$L_{eq(h)}$ = hourly L_{eq} noise level at 50 feet

SEL_{ref} = reference noise level for stationary noise source represented in sound exposure level (SEL) at 50 feet

NA = number of automobiles per hour

35.6 is a constant in the formula, calculated as 10 times the logarithm of the number of seconds in an hour.

Based on the peak hour trip generation rates in the Traffic Study, approximately 76 trips during the AM peak hour and 81 trips during the PM peak hour would be made to the Project site each day. Using the FTA's reference noise level of 92 dBA SEL[63] at 50 feet from the noise source, the Project's highest peak hour vehicle trips would generate noise levels of approximately 45.5 dBA L_{eq} at 50 feet from the parking lot. The nearest residential property is 180 feet north of the parking structure entrance, on the opposite side of the church (currently under construction). Based strictly on distance attenuation, parking lot noise at the nearest receptor would be 34.4 dBA which is below the City's residential and residential noise standards of 65 dBA daytime and 45 dBA nighttime noise standards. The ambient noise level at Sensitive Receptor 2, which is located nearest to a parking structure entrance/exit, was measured at 52.0 dBA and would increase by 0.1 dBA with the inclusion of parking structure noise. This increase would be below the 3 dBA perceptibility threshold.

Off-Site Traffic Noise

Implementation of the Project would generate increased traffic volumes along nearby roadway segments. According to the Traffic Analysis, the Project Buildout would generate a total of 8,820 daily trips which would result in noise increases on Project area roadways. In general, a traffic noise increase of less than 3 dBA is barely perceptible to people, while a 5 dBA increase is readily noticeable. Generally, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. Therefore, permanent increases in ambient noise levels of less than 3 dBA are considered to be less than significant.

[63] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Traffic noise levels for roadways primarily affected by the Project were calculated using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108). Traffic noise modeling was conducted for conditions With and Without the Project, based on traffic volumes from the Traffic Analysis. **Table 19: Project Traffic Noise Levels** identifies Project traffic-generated noise levels. Noise levels on Project area roadways would range between 44.3 dBA CNEL and 66.5 dBA CNEL at 100 feet from the centerline, and the Project would result in a maximum increase of 0.2 dBA CNEL along 4th Street. Noise impacts from off-site traffic would be less than significant.

Table 19: Project Traffic Noise Levels

Roadway	Segment	Opening Year		Opening Year Plus Project		Project Change from No Build Conditions	Significant Impact?
		ADT	dBA CNEL[1]	ADT	dBA CNEL[1]		
Mountain Avenue	North of 4th Street	25,605	66.4	26,035	66.5	0.1	No
	South of 4th Street	21,715	65.7	21,845	65.7	0.0	No
4th Street	West of Mountain Avenue	7,320	58.5	7,450	58.6	0.1	No
	Mountain Avenue to Palmetto Avenue	9,106	59.4	9,366	59.6	0.2	No
	East of Palmetto Avenue	8,866	59.3	8,996	59.4	0.1	No
Palmetto Avenue	South of 4th Street	1,004	44.3	1,004	44.3	0.0	No

ADT = average daily traffic; dBA = A-weighted decibels; CNEL = community noise equivalent level

1. Traffic noise levels are at 100 feet from the roadway centerline. The actual sound level at any receptor location is dependent upon such factors as the source-to-receptor distance and the presence of intervening structures, barriers, and topography.

Source: *Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario*, prepared by Kimley-Horn and Associates, 2023. Refer to Appendix G for traffic noise modeling assumptions and results.

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project:

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the Project:

MM 12-4 Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Construction contractors shall implement the following measures for construction activities conducted in the City of Ontario. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans submitted to the City. The City of Ontario Planning and Building Departments shall verify that grading, demolition, and/or construction plans submitted include these notations prior to issuance of demolition, grading, and/or building permits.

- Construction activity is limited to the hours: Between 7:00 AM and 6:00 PM Monday through Friday and 9:00 AM to 6:00 PM Saturdays and Sundays, as prescribed in Municipal Code Section 5-29.09.

- During the entire active construction period, equipment and trucks used for Project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) wherever feasible.
- Impact tools (e.g., jackhammers and hoe rams) shall be hydraulically or electronically powered whenever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment, such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Engineering Department.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch of back-up alarms and replace with human spotters in compliance with all safety requirements and laws.
- Erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors) as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA L_{eq}. Barriers shall be constructed with a solid material that has a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier and may be lined on the construction side with an acoustical blanket, curtain, or equivalent absorptive material.

In compliance with MM 12-4, the City Planning and Building Departments would verify that Project grading, demolition, and/or construction plans submitted for review include the measures described above to limit noise impacts to the surrounding area, prior to issuance of demolition, grading, and/or building permits.

Conclusion

As demonstrated in **Table 18: Project Construction Noise Levels** and **Table 19: Project Traffic Noise Levels,** implementation of the Project would not result in substantial temporary or permanent increases in ambient noise levels. **Table 18: Project Construction Noise Levels** confirms that construction of the Project would not exceed construction noise thresholds. In addition, **Table 19: Project Traffic Noise Levels** demonstrates that operational noise levels from the Project would not exceed applicable noise standards during the Project's opening year. Noise impacts related to the proposed Project are less than the significant and unavoidable impacts identified in Approved SEIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Generation of excessive groundborne vibration or groundborne noise levels. [Approved SEIR Impact 5.13-3]

Construction Vibration

No New or More Severe Impacts: Construction can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Construction on the Project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved.

The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Table 20: Typical Construction Equipment Vibration Levels, lists vibration levels at 25 feet for typical construction equipment and at 5 feet, the distance from the Project boundary to the nearest existing structure (Sensitive Receptor 1). In addition, vibration levels at 23 feet, the distance from the nearest construction area to an existing structure is also included, as heavy construction equipment would not be operated at the Project boundary next to sensitive receptors. As indicated in **Table 20: Typical Construction Equipment Vibration Levels**, based on FTA data, vibration velocities from typical heavy

construction equipment operations that would be used during Project construction range from 0.003 to 0.101 in/sec Peak Particle Velocity (PPV) at 23 feet from the source of activity.

Table 20: Typical Construction Equipment Vibration Levels

Equipment	Peak Particle Velocity at 25 Feet (in/sec)	Peak Particle Velocity at 5 Feet (in/sec)[1]	Peak Particle Velocity at 100 Feet (in/sec)[1]
Large Bulldozer	0.089	0.9951	0.101
Caisson Drilling	0.089	0.9951	0.101
Loaded Trucks	0.076	0.8497	0.086
Jackhammer	0.035	0.3913	0.040
Small Bulldozer/Tractors	0.003	0.0335	0.003

1. Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$, where: PPV_{equip} = the peak particle velocity in in/sec of the equipment adjusted for the distance; PPV_{ref} = the reference vibration level in in/sec from Table 7-4 of the Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018; D = the distance from the equipment to the receiver.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, 2018.

Table 20: Typical Construction Equipment Vibration Levels shows that at 23 feet, the vibration velocities from construction equipment would exceed 0.101 in/sec PPV which is below the FTA's 0.20 in/sec PPV threshold for building damage. It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. Therefore, vibration impacts associated with Project construction would be less than significant.

Operational Vibration

No New or More Severe Impacts: Once operational, the Project would not be a significant source of groundborne vibration. Groundborne vibration surrounding the Project currently result from heavy-duty vehicular travel (e.g., refuse trucks, heavy duty trucks, delivery trucks, and transit buses) on the nearby local roadways. Operations of the proposed Project would include activities associated with residential development that typically would not cause excessive ground-borne vibrations. Due to the rapid drop-off rate of groundborne vibration and the short duration of the associated events, vehicular traffic-induced groundborne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. According to the FTA Noise and Vibration Manual, trucks rarely create vibration levels that exceed 70 VdB (equivalent to 0.012 in/sec PPV) when they are on roadways. Therefore, automobiles accessing the Project site or traveling along surrounding roadways would not exceed FTA thresholds for building damage. Vibration impacts associated with Project operations would be less than significant in this regard.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the Project:

MM 12-2 Prior to issuance of a building permit, individual projects that involve vibration-intensive construction activities, such as pile drivers, jackhammers, and vibratory rollers near sensitive receptors shall be evaluated for potential vibration impacts. Construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered

timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are exceeded.

In compliance with **MM 12-2**, an Acoustical Assessment was conducted for the Project, that analyzes vibration impacts associated with Project site construction. See **Appendix G** for additional details. Additionally, the City would review grading, demolition, and/or construction plans prior to the issuance of demolition, grading, and/or building permits.

Conclusion

As demonstrated in **Table 20: Typical Construction Equipment Vibration Levels** and discussed above, implementation of the Project would not result in excessive groundborne vibration levels. Vibration impacts related to the proposed Project are less than the significant and unavoidable impacts identified in the Approved SEIR. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels. [Approved SEIR Impact 5.13-4]

No New or More Severe Impacts: The nearest airport to the Project site is the Ontario International Airport located approximately three miles to the southeast. Although the Project is within the AIA of the Ontario International Airport, the Project is not within two miles of the Ontario Airport, and is also outside the 60-65 CNEL noise contour.[64] Additionally, there are no private airstrips located within the Project vicinity. An acoustical assessment prepared for the Project in August 2023 and determined As such, the Project would remain consistent with **MM 12-1** proposed within the Approved SEIR. Therefore, the Project would not expose people working in the Project area to excessive airport related noise levels and no mitigation is required.

[64] City of Ontario, The Ontario Plan 2050, Safety Element, S-4 Noises Hazards. Figure S-06c Airport Noise Contours, 2020.

Mitigation Measures

The Approved SEIR includes measures to reduce potential impacts associated with the implementation of TOP 2050. The following measures from the Approved SEIR are applicable to the proposed Project.

MM 12-1 Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour of the Ontario International Airport, the Project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling), to ensure compliance with the City's Noise Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Titles 24 and 21 of the California Code of Regulations

Conclusion

The Project site is located outside the Ontario International Airport noise contours and Project impacts are less than the significant unavoidable impacts identified in Approved SEIR. No new impact relative to airport noise or a substantial increase in the severity of a previously identified significant impact evaluated in the Approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.14.3 Overall Noise Impact Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

4.15 POPULATION AND HOUSING

4.15.1 Summary of TOP 2050 Analysis

According to the Approved SEIR, implementation of the TOP 2050 SEIR would not result in any significant impacts to population and housing. As such, the Approved SEIR concluded that impacts in this regard would be less than significant, and no mitigation measures were recommended.

4.15.2 Analysis of Proposed Project

Threshold (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). [Approved SEIR Impact 5.14-1]

No New or More Severe Impacts: One of the purposes of TOP 2050 is to adequately plan and accommodate future growth. Implementation of TOP 2050 was determined to generate and accommodates population growth through land use designations, goals, and policies that provide a vision and guide growth in the city. Additionally, the Approved SEIR concluded that through implementation of TOP 2050 the City's jobs-housing ratio would be more closely aligned to the Southern California Association of Governments (SCAG) projections. As discussed in the Approved SEIR implementation of TOP 2050 would also promote growth that is consistent with SCAG's Connect SoCal Priority Growth Areas, as the land changes under TOP 2050 would encourage walking and biking, put residents in proximity to resources, and align future growth in the City with planned infrastructure improvements and regional transportation goals.

The Project would be consistent with the proposed densities of MU-NH land use areas, and MU-8b zoning districts. Both the MU-NH and MU-8b allow for a maximum residential density of 75 du/ac and a maximum nonresidential density of 1.0 FAR. As shown in **Table 1: Summarized Development Standards** the Project would allow for the development of residential uses at a scale of 61.5 du/ac and a nonresidential density of 0.02 FAR. The Project densities would be within the scale of development assumed for the TOP 2050 and the Approved SEIR. Therefore, the Project would not induce substantial unplanned population growth in an area and impacts would be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Population growth impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to population growth, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? [Approved SEIR Impact 5.14-2]

No New or More Severe Impacts: Under the TOP 2050 Land Use Plan, land use changes would increase opportunities for housing in the City. The Project would involve the redevelopment of the Project area from commercial and public uses to mixed use residential uses. The Project site does not contain existing residential uses. Therefore, the Project would not displace existing housing in a manner that would necessitate the construction of additional housing elsewhere.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Displacement of existing housing impacts related to the proposed Project are less than significant. The Project would not result in a new or more severe impact relative to housing, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.15.3 Overall Population and Housing Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

4.16 PUBLIC SERVICES

4.16.1 Summary of TOP 2050 Analysis

Buildout associated with TOP 2050 would require and involve the future expansion of City public services as the population would continue to grow. However, these impacts were anticipated to remain less than significant since the City would review each future project on a case-by-case basis for consistency with City policies, including development fees.

4.16.2 Analysis of Proposed Project

Threshold (a) Result in a substantial adverse physical impact associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services, police protection services, school services, parks services, and other public facilities? [Approved SEIR Impact 5.15-1, 5.15-2, 5.15-3, 5.15-4]

No New or More Severe Impacts: The Project would allow the development of 357 residential units at a residential density of 61.5 du/ac and a nonresidential FAR of 0.02. While the proposed residential uses would exceed residential buildout estimates of the Mountain and Fourth area by 106 units, the Project's nonresidential uses would be below the buildout estimates by 71,208 sq ft.[65] Despite this, the allowed density of the MU-NH land use designation implemented in the TOP 2050 and analyzed in the Approved SEIR allows for greater residential development than estimated in the future buildout table. This is due to the buildout table's use of expected growth trends which are not strictly based on a full buildout per the standards of the MU-NH land use designated areas. However, due to the Project's consistency with the Project area's land use standards, growth and service demands associated with development of the Project area would be consistent with what was analyzed in the Approved SEIR. Additionally, the Project's payment of the General City Development Impact Fees, a portion of which is allocated to the fire department(s), would aid in offsetting any potential impacts.

The Project does not include or require construction of any new or physically altered fire protection, police protection, school, or other public facilities. Prior to commencement of construction activities, the Project plans would be reviewed by applicable local agencies to ensure compliance with the City of Ontario Municipal Code, as well as all applicable regulations to ensure adequate site signage, lighting, and other crime safety preventative measures. Additionally, to help minimize impacts to public services the Project developer would be required to pay a Development Impact Fee of $5.026 per sq ft.[66] The nearest Ontario Fire Department (OFD) station is OFD Station 3 located approximately 500 feet southwest of the Project site. The Ontario Police Department (OPD) station is approximately 5.2 miles southeast of the Project site.

[65] City of Ontario. 2022. City of Ontario Polic y Plan Land Use Element. Figure LU-03 Future Buildout Table. Page 19. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf.

[66] City of Ontario. 2023. *Development Impact Fees*. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Building/Development%20Impact%20Fees%20(Effective%2001.01.23).pdf (accessed October 2023).

Construction of the Project would not result in adverse physical impacts associated with the provision of or need for new or physically altered public facilities. The Project does not include the removal of existing public service facilities, including fire and police stations, school facilities, or libraries. A post office structure present on site would be removed as a part of the Project. However, the United States Postal Service would vacate their lease of the structure prior to Project initiation and would relocate elsewhere within the City. The Project would not directly cause the removal of post office uses in the Project site. Additionally, the Project is consistent with the assumed development of the Project area, growth and service demands associated with development of the Project area would be consisted with what is analyzed in the Approved SEIR. Compliance with applicable local regulations would ensure that Project construction would result in a less than significant impact to public services.

The Project would be developed within the development intensity required by the MU-NH land use designation and subsequently analyzed by the Approved SEIR. As such, the Project would be consistent with the City's development growth estimates and public service facility needs. Therefore, the Project would not uniquely necessitate additional public service facilities such as police and fire stations due to its specific implementation. Additionally, since the Project site is already served by the existing fire and police station, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered police and/or fire department facilities that could cause significant environmental impacts. As discussed in the Approved SEIR the OFD recommends that three additional fire stations would be needed in the Ontario Ranch region of the City. The police services required to cover the new development and population growth in the City would be assessed and acquired appropriately based on the needs of the City. It is possible that buildout of TOP 2050 would require additional facilities to support the OPD. While the construction of the future facilities could result in potential environmental impacts, future environmental review would occur once specific locations have been determined. Without a definitive location for the development of future facilities, the analysis of potential impacts is too speculative.

Additionally, the Project site is within the Chaffey Joint Union High School District (CJUHSD) and Ontario-Montclair School District (OMSD) area. As discussed in the Approved SEIR, the CJUHSD has existing capacity to accommodate additional residential development in the City. While, the OMSD indicated that an increase in residential development would impact OMSD school facilities; further assessment would be needed to ensure accommodations for increased populations. Information provided by OMSD showed that most of its schools can accommodate the District's projections for the next 10 years, some schools would not be able to accommodate projected increase capacity over the next 10 years. Therefore, it is possible that OMSD would need additional facilities by 2050. Despite this, the Project is consistent with the development standards of the Project site and therefore would not introduce conditions which would uniquely generate impacts to school capacity. Although the increased demand on school facilities would have to potential to impact one or more of the school districts that serve the City, payment of impact fees in compliance with SB 50 would further reduce impacts to an acceptable level.

The Approved SEIR concluded that implementation of TOP 2050 would have less that significant impacts on other public facilities, such as libraries. The City has one library facilities within its library system: the Ovitt Family Community Library at 215 East C Street. An additional joint use library facility is also located within the City: the Lewis Family Branch at 3850 East Riverside Drive. The Project would result in an

increase in demand for library services in the City based on an increase in population. Environmental impacts could result from the construction of future facilities; however, future library development would not uniquely be driven by the Project since it would be developed according to the standards analyzed in the Approved SEIR. In addition, future projects would be reviewed by the City on an individual basis and would be required to comply with requirements in effect at the time building permits are issued (i.e., payment of development impact fees).

Therefore, impacts to fire protection, police protection, schools, and other public facilities are anticipated to be less than significant.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Impacts to public services would be less than significant and would be similar to the Approved SEIR. The Project would not result in new or more severe impacts to public services. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would later the Approved SEIR's significance finding.

4.16.3 Overall Public Services Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to public services. Therefore, preparation of a SEIR is not warranted.

4.17 RECREATION

4.17.1 Summary of TOP 2050 Analysis

TOP 2010 generated additional residents, which in turn increased the use of existing park and recreational facilities and could result in environmental impacts from the provision of new and/or expanded recreational facilities. However, TOP 2010 implemented regulatory compliance and impacts were less than significant. TOP 2050 provides land use opportunities for public parks to be developed in line with future development and is in compliance with relevant goals, policies, and programs that align with the demographic trends and recreational needs of the City residents. TOP 2050 would not result in new impacts or a substantial increase in the magnitude of impacts to the use of existing park and recreational facilities compared to TOP 2010 Certified EIR.

4.17.2 Analysis of Proposed Project

Threshold (a) Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? [Approved SEIR Impact 5.16-1]

No New or More Severe Impacts: Currently, the City uses the established parkland standard of three acres per 1,000 residents but strives for five acres per 1,000 residents for parks in Ontario Ranch. The City has approximately 481 acres of parkland, based on a population of 179,597 the City currently requires 539 acres of parkland. Buildout of the Project would generate additional residents in the City. However, the Project would include common open space including: three courtyards, one pocket park, intimate seating areas, and a lounge deck for residents of the Project. As the Project would provide recreational resources for its future residents, demand for external recreational facilities would be minimized. Additionally, the Quimby Act is a funding mechanism for parkland acquisition. Under this Act and pursuant to the City's Municipal Code, residential subdivisions must dedicate parkland or pay in-lieu fees to enable the City to acquire a ratio of three acres of parkland per 1,000 residents. The Project does not include the development of parkland to offsite the City's existing parkland deficit. After payment of development impact fees, the Project would not result in new impacts or a substantial increase in the magnitude of impacts to the use of existing park and recreational facilities.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

Recreational facility impacts related to the proposed Project are less than significant and similar to the Approved SEIR. The Project would not result in a new impact relative to recreational facilities. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

Threshold (b) Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? [Approved SEIR Impact 5.16-2]

No New or More Severe Impacts: The proposed Project includes construction of the following open space areas: three courtyards, one pocket park, intimate seating areas, and a lounge deck. Development of the Project, inclusive of these recreational areas are discussed throughout this Addendum SEIR. Consequently, the proposed Project would not result in significant impacts in this regard.

Mitigation Measures

None identified in the Approved SEIR

Conclusion

Recreational facilities impacts related to the proposed Project are less than significant and similar to the Approved SEIR. The Project would not result in a new or more severe impact relative to recreational facilities. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.17.3 Overall Recreation Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to recreation. Therefore, preparation of a SEIR is not warranted.

4.18 TRANSPORTATION

4.18.1 Summary of TOP 2050 Analysis

The TOP 2050 analysis identified that the increase in total vehicle miles traveled (VMT) would create a potentially significant impact. Buildout of TOP 2050 would increase traffic in residential land use throughout the City, mitigation measure 12-1 was proposed to reduce this impact. Potential impacts due to the implementation of the Project relating to plans addressing the City circulation system, increased hazards due to geometric design features, and inadequate emergency vehicle access were found to be less than significant without the need for mitigation.

4.18.2 Analysis of Proposed Project

Threshold (a) Would the Proposed Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. [Approved SEIR Impact 5.17-1]

No New or More Severe Impacts: The TOP 2050 established classifications for the Project site's surrounding roadways. Mountain Avenue is classified as a six-lane principal arterial roadway, and Fourth Street is classified as a two-lane collector roadway.[67] These roadways allow for a greater volume of vehicles. Additionally, TOP 2050 classifies Mountain Avenue as a Class I multipurpose trail, and Fourth Street as a Class III bike route. Both roadways contain infrastructure which allows for pedestrian traversal along roadways.[68] The Project is consistent with these road classifications and does not propose alterations to the existing surrounding roadways. Furthermore, Project development would not include reductions to roadway capacity or the removal of pedestrian or bicycle infrastructure.

The Project would include a new internal circulation network within the Project area which would include a two-lane gated entry along West Fourth Street to the south of the Project area. A secondary driveway connecting to North Mountain Avenue and would connect to the northern entrance of the central parking structure and continue east across the Project site as an EVA lane terminating at Harvard Place. Vehicular traffic within the Project site would be limited to the central parking structure, its entryways, and external roadways.

The City has presented requirements for vehicle and bicycle parking within the Project site. **Table 21: Project Parking Consistency** summarizes the Project's consistency with the City's standards.

Table 21: Project Parking Consistency

Standard	Requirement	Project Consistency
Residential Parking Ratio	1.2 spaces per bedroom (1.2 spaces per studio unit)	1.4 spaces per bedroom (including studio units)
Minimum Residential Spaces	555 Spaces	643 Spaces
Minimum Retail/Office Parking Ratio	1 space per 250 sf	
Minimum Retail/Office Parking Spaces	16 Spaces	16 Spaces
Minimum Bicycle Parking Ratio	Residential: 1 rack per 30 stalls Retail (short term): 5% of stalls (2 minimum)	
Minimum Residential Bicycle Racks	22 Racks	22 Racks
Minimum Bicycle Racks	2 Racks	2 Racks

[67] City of Ontario. 2021. The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Figure 5.17-3. Page 5.17-15. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023)
[68] Ibid. Page 5.17-21

As shown in **Table 21: Project Parking Consistency**, the Project would provide parking and bicycle facilities at a rate equal or greater than required by the City.

The Project would include 22 bicycle racks for resident and retail bicycle storage on the basement and second level of the central parking structure. One 12-space bicycle parking rack would be provided on the second story of the central parking structure to accommodate the two retail spaces required for the Project with the remainder located in the basement level. The 22 residential bicycle parking racks would be provided based on a ratio of 1 bicycle rack per 30 parking stalls; each bicycle rack provides parking for 8 to 12 bicycles. California Green Building Standards Code (CALGreen), Title 24, Part 11, Section A4.106.9.2 requires that multifamily buildings provide bicycle spaces at a rate of one space per two dwelling units. This would require approximately 179 bicycle spaces for the 357-unit Project. CALGreen Title 24, Part 11, Section 5.106.4.1.1 requires the placement of bicycle parking nearby nonresidential uses at a rate of 5 percent of provided nonresidential parking spaces, with a minimum of one 2-space bicycle rack. The Project would therefore provide 2 bicycle parking spaces based on the 16 nonresidential parking spaces provided.

Based on a conservative estimate of eight spaces per bicycle rack, the 22 bicycle Project would provide 176 total bicycle spaces. However, eight-space bicycle racks are the lowest capacity bicycle racks proposed for the Project. The majority of Project bicycle racks have a 10-bicycle capacity and would therefore provide for two additional bicycle spaces per rack.

Pedestrian connections would be provided to each building and dwelling unit from the public street within the Project site. The Project would make use of the existing pedestrian network which provides sidewalks along Fourth Street and Mountain Avenue. The Project pedestrian network would include pathways between buildings and dwelling units and the parking structure. Residents would have access to all areas of the Project, including amenity areas, through walking paths and paved sidewalks.

The Project does not propose roadway improvements that would modify pedestrian, mass transit, or bicycle infrastructure outside of the Project site. Roadways would continue to function under their current form. Additionally, internal roadways and infrastructure would be developed consistently with City standards. Therefore, no new or more significant impacts are anticipated.

Mitigation Measures

None applicable to this impact.

Conclusion

The Project would not conflict with traffic plans established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified that would impact the prior finding under this issue area.

Threshold (b) Would the Proposed Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). [Approved SEIR Impact 5.17-2]

No New or More Severe Impacts: Kimley-Horn completed a VMT Screening Memorandum in May 2023 which concluded that the Project would screen out of VMT analysis (refer to **Appendix H**). Per the City's Resolution adopting Vehicle Miles Traveled Thresholds, a project would screen out of VMT if it would meet one of four screening thresholds:

1. Transit Priority Area (TPA) Screening
2. Low VMT Area Screening
3. Low Trip Generating Uses
4. Project Type Screening by Land Use Type

According to the VMT screening memorandum, the Project would qualify for screening under the Low VMT Area criteria. According to the City's Resolution adopting Vehicle Miles Traveled Thresholds, a project located within a low VMT generating area as determined by the City's guidelines and the San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool would be considered to have a less-than-significant transportation impact. Based on the SBCTA VMT Screening Tool results (see **Appendix H**), the Project is located within a low VMT area (<-15% below County Baseline).

Therefore, with respect to CEQA Guidelines section 15064.3 regarding the Project's VMT impact, the Project is screened out from VMT. The Approved SEIR concluded a significant and unavoidable impact regarding VMT due to the projected growth of residential uses within the City. As such, the Project would result in a less than significant transportation impact, and no additional VMT analysis is required. The TOP 2050 would have significant and unavoidable impacts because there would be a significant transportation impact related to VMT, primarily due to population increase from TOP 2050 buildout.

Mitigation Measures

None applicable to the proposed Project.

Threshold (c) Would the Proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? [Approved SEIR Impact 5.17-3]

Threshold (d) Would the Proposed Project result in inadequate emergency access? [Approved SEIR Impact 5.17-3]

No New or More Severe Impacts: An all-way stop warrant analysis was conducted for the Project at the request of the City, see **Appendix H** for additional information. The analysis was conducted for the existing side-street stop-controlled (SSSC) intersection of Palmetto Avenue and Fourth Street. The warrant analysis was based on the methodologies noted in Section 2B.07 of the California Manual on Uniform Traffic Control Devices (CA MUTCD). The analysis outlines criteria that would be used to add project improvements to be "considered" as part of a roadway improvement engineering. The analysis also identifies Project intersections which would be otherwise hazardous for vehicular traffic and which may need modification or mitigation. The Project did not satisfy any of the three criterion which would create

a consideration for additional roadway improvements. As such, the Project's intersections would not be considered dangerous in a manner which would require additional safety modifications and, therefore, additional roadway improvements would not be required as a component of the Project (refer to **Appendix H**).

A review of emergency access is included as part of the City's Design Review process. According to the City's Local Hazard Mitigation Plan, interstate highways would serve as major emergency response and evacuation routes.[69] OFD also reviews development applications to ensure that adequate emergency accessibility is provided based on local and state guidance. In addition, to ensure adequacy emergency access the Project's design would include the development of an EVA lane that connects to the secondary entryway, continuing to a controlled gate at Harvard Place.

Mitigation Measures

None applicable to the proposed Project.

Conclusion

The Project would not conflict with traffic plans established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the approved SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified that would impact the prior finding under this issue area.

4.18.3 Overall Transportation Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to transportation. Therefore, preparation of a SEIR is not warranted.

[69] City of Ontario. 2018. City of Ontario Local Hazard Mitigation Plan. Pg. 4-102. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Fire/Ready%20Ontario/city_of_ontario_2018_hmp.pdf. (Accessed August 2023).

4.19 TRIBAL CULTURAL RESOURCES

4.19.1 Summary of TOP 2050 Analysis

As part of the TOP 2050 update process, the City requested a local government tribal consultation list from the NAHC on June 9, 2021. The tribal consultation list was requested in accordance with SB 18 and AB 52 requirements. The NAHC responded on June 22, 2021, and provided a list of tribes for the City to contact regarding a potential consultation. The City was also notified by the NAHC that the result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative. The City sent initial notification letters to California Native American tribes and tribal contacts on July 2, 2021. None of the tribes contacted as part of the TOP 2050 update requested consultation.

4.19.2 Analysis of Proposed Project

Threshold (a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe that is: [Approved SEIR Impact 5.18-1]

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No New or More Severe Impacts: Assembly Bill (AB) 52, does not apply to this Project as this document is an Addendum to the Approved SEIR and not subject to the provisions of AB 52. Furthermore, record searches and the field survey did not reveal the presence of tribal cultural resources or burial sites within the area.

As part of analysis for the Approved SEIR and in accordance with AB 52 and SB 18, the City sent invitation letters to the Native American contacts provided by the Native American Heritage Commission (NAHC) on July 2, 2021, formally inviting tribes to consult with the City on the general plan update. The Agua Caliente Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation both responded that the City is not within the tribe's traditional use area, and they defer to other tribes in the area. The Gabrieleño Band of Mission Indians-Kizh Nation responded stating that the tribal government concurs with the updated plan and in the event of future construction or any ground disturbance, the tribal government would like to consult with the lead agency. The San Manuel Band of Mission Indians responded that TOP 2050 may impact projects in Serrano ancestral territory, and therefore is of interest to the tribe. The tribe requested additional information concerning whether the general plan updates would include any plans for museums, cultural enters or interpretive sites. The tribe saw no conflicts with zoning changes;

however, when specific projects are planned and implemented, the tribe might have comments and/or request formal consultation with the lead agency pursuant to CEQA and PRC 21080.3.1. Additionally, an SLF search conducted for the Approved SEIR resulted in a negative determination.

Evidence collected during the creation of the CRA indicated a lack of tribal cultural resources, thereby minimizing potential for the discovery of previously undocumented cultural resources within the Project area. However, Standard Condition No. 1 from Public Resources Code Section 5097.98 would be implemented to ensure that any tribal cultural resource encountered during Project development would be handled correctly and respectfully. Based on the above, and with the implementation of **MM 5-4, MM TCR-1**, and **MM TCR-2**, a less than significant impact would occur.

Mitigation Measures

Mitigation Measures from TOP 2050 SEIR

TOP 2050 incorporates **MM 5-4** from the Cultural Resources section that was taken directly from the 2010 Certified EIR. Additionally, TOP 2050 incorporates new **MM TCR-1** and **MM TCR-2**. The new mitigation measures would incorporate an archaeological monitoring plan (AMP), and a plan for treatment and disposition of cultural resources. **MM 5-4** and new **MMs TCR-1** and **TCR-2**, would be implemented to reduce impact levels.

MM 5-4 Prior to the issuance of grading permits for a proposed project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the designated tribe(s) to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City and the tribal representative(s) to develop mitigation measures that address the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-disturbing activities; scheduling; terms of compensation; and treatment and final disposition of a cultural resources, sacred sites, and human remains discovered on the site. The City shall be the final arbiter of the conditions for project's within the City's jurisdiction.

In compliance with **MM 5-4**, tribal consultation was conducted for the Approved SEIR. As discussed above AB 52 does not apply to this Project as this document is an Addendum to the Approved SEIR and not subject to the provisions of AB 52.

MM TCR-1 Tribal Cultural Resources Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Ontario, shall develop an archaeological monitoring plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

- Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;
- The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing

activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project);

- The protocols and stipulations that the developer, City, 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 resources evaluation.

  At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.

  Pursuant to the AMP, a tribal monitor from the consulting tribe shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.

In compliance with **MM TCR-1**, the Project site developer would develop an AMP and retain a tribal cultural monitor at least 30 days prior to application for a grading permit or grubbing activities.

MM TCR-2 Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

- Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process;
- Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Ontario with evidence of same:
- Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;

- A curation agreement with an appropriate qualified repository in San Bernardino County that meets federal standards per 36 CFR Part 79, and therefore the resource would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation;
- For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the San Bernardino County Museum by default;
- At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.

In compliance with **MM TCR-2**, in the event that Native American cultural resources are discovered during ground-disturbing activities as part of the Project site development, the Project site developer would comply with the requirements described above.

Conclusion

The Project would not result in a new or more severe impact to tribal cultural resources. A less than significant impact with mitigation was identified in the Approved SEIR with respect to tribal cultural resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would alter the Approved SEIR's significance finding.

4.20 UTILITIES AND SERVICE SYSTEMS

4.20.1 Summary of TOP 2050 Analysis

The Approved SEIR determined that implementation of TOP 2050 would not lead to an inadequate capacity for wastewater treatment, solid waste capture, or water supply. Despite the need for expanded utility infrastructure, the impacts were determined to be less than significant since the future infrastructure projects would require City review and approval prior to their development. Additionally, fair share costs would be leveraged to aid in the expansion or renovation of utility facilities.

4.20.2 Analysis of Proposed Project

Threshold (a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? [Approved SEIR Impact 5.19-1; 5.19-2; 5.19-3; 5.19-4]

No New or More Severe Impacts: The TOP 2050 includes the establishment of a revised land use map which shows the scale of development for parcels throughout the City. The Project would be developed at an intensity consistent with what was assumed for MU-NH land use categories within the associated Project parcels. Additionally, as discussed in the Approved SEIR TOP 2050 has policies in place to require improvements to sewer infrastructure as part of new development and redevelopment projects and has processes in place to ensure that any sewer improvement projects are implemented prior to or during new development. In regards to wastewater treatment, the City is served by two Inland Empire Utilities Agency (IEUA) facilities (RP-1 and RP-5). The current combined capacity of these two facilities is 60.3 mgd and would increase to 66.5 mgd once the expansion project that is currently under construction at RP-5 is completed. The two facilities would have capacity to handle the additional flow rate from buildout of TOP 2050.

The Project would include the placement of new water, wastewater, stormwater, energy, and telecommunications facilities within the Project site and form connections to existing facilities within the public Right-of-Way (ROW) (See **Figure 17: Project Utility Layout**). These improvements would include conveyance facilities for water, wastewater, and stormwater, as well as wiring and line connections for electricity, natural gas, and telecommunications. The majority of these improvements would occur within the Project site. ROW improvements would amount to service connections and would have minimal effect on exterior infrastructure (See **Figure 17: Project Utility Layout**). Each utility would be buried at varying depths, based on City standard. Effects stemming from utility improvements have been accounted for in impact discussion throughout Sections 4.2 through 4.21 of this Addendum EIR. Additionally, the Project has undergone design review by the City, including utility plan review under Project number PDEV22-042. While the Project does propose new utility infrastructure within the public ROW, the Project does not propose the expansion of existing utility infrastructure beyond the Project site or the public ROW. Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to placement of utilities and service systems, a less than significant impact was evaluated in the Approved SEIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? [Approved SEIR Impact 5.19-2]

No New or More Severe Impacts: The Approved SEIR determined that the City would have sufficient water supplies throughout the buildout of the TOP 2050. This determination was based on a water demand factor of 50 gallon/person/day (gpd) for all residential uses, and a required reduction 20 percent reduction in water use for nonresidential uses. However, as the Project would be developed prior to 2030, the 55 gpd requirement would be used.[70]

The California Department of Finance (DOF) estimated the City's average household size in 2023 to be 3.33 persons per household.[71] Conservatively assuming that each unit within the Project would be occupied by an entire household and generate water demand at a rate of 55 gpd, this would lead to a residential water demand of approximately 65,385 gpd, or approximately 74-acre feet of water per year (AFY). For the 3,800 sq ft of Project retail uses, an estimated 11 employees would generate a water demand of 605 gpd, or 0.7 AFY.[72] Total Project water demand would therefore be approximately 75 AFY. This would account for 0.1 percent of both the City's conservative 60,000 AFY estimate, and the Urban Water Management Plan (UWMP) 73,688 AFY estimate.[73] Water demands generated by the Project would therefore be negligible and would not create a substantial effect to the City's water supplies. Additionally, the Project would utilize recycled water for irrigation and landscaped areas, tying into existing recycled water facilities below Fourth Street.

Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

[70] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023).

[71] California DOF. (2022). *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2023, with 2020 Benchmark.* Sacramento, CA: Department of Finance. Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2023/ (Accessed September 2023).

[72] Southern California Association of Governments. 2001. *Employment Density Study Summary Report*. Page 4. Retrieved from: https://www.mwcog.org/file.aspx?A=QTTlTR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6lXOU%3D (Accessed September 2023).

[73] City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023).

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to water supply and demand. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? [Approved SEIR Impact 5.19-1]

No New or More Severe Impacts: The Approved SEIR concluded that the City would have sufficient wastewater treatment infrastructure and capacity through implementation of TOP 2050. The City is in the Inland Empire Utilities Agency (IEUA) service area for wastewater treatment. Subsequently, the City utilizes the IEUA wastewater generation factor of 270 gpd per Equivalent Dwelling Unit (EDU).[74] The Project, being a multifamily residential use, per IEUA, would generate wastewater using a scale of 0.7 EDU per housing unit.[75] The Project's 357 units would therefore generate 67,473 gpd or 0.06 million gallons per day (mgd) of wastewater.

IEUA operates four WWTPs that provide recycled water to the western part of San Bernardino County. Two IEUA wastewater treatment plants (WWTPs) are utilized by the City. Regional Water Recycling Plant #1 (RP-1) and Regional Water Recycling Plant #5 (RP-5) currently process and treat the City's generated wastewater with a combined treatment capacity of 60.3 mgd. An expansion to RP-5 is anticipated to increase the wastewater treatment capacity in 2025.[76] **Table 22: Wastewater Treatment Capacity** summarizes the existing and planned WWTP capacity within the City as well as the Project's effects.

Table 22: Wastewater Treatment Capacity

Structure	Current Capacity (mgd)	2025 Expanded Capacity (mgd)
RP-1	44	44
RP-5	16.3	22.5
Total Capacity	60.3	66.5
Current Flow Rate	33	33
Remaining Capacity	27.3	33.5
Project Generation	0.06	0.06
Remaining Capacity	27.2	33.4

Source:
City of Ontario. 2021. The Ontario Plan 2050 Draft Supplemental Environmental Impact Report. Page 5.19-30. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf (Accessed September 2023)

[74] Ibid Page 5.19-11
[75] Inland Empire Utilities Agency. 2023. Explanation of Fees. Retrieved from: https://www.ieua.org/view-fees-rates/ (Accessed September 2023)
[76] Ibid. Page 5.19-10

Furthermore, the Project plans to use recycled water treated by the two RPs during irrigation and nonpotable uses. As shown in **Table 22: Wastewater Treatment Capacity** the Project would have a negligible effect on the City's ability to process wastewater. Therefore, no new or more severe impact from a previously identified significant impact evaluated in the Approved SEIR would occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to wastewater generation. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

Threshold (d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? [Approved SEIR Impact 5.19-3]

Threshold (e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? [Approved SEIR Impact 5.19-3]

No New or More Severe Impacts: The Approved SEIR determined that the TOP 2050 would not result in significant impacts relative to solid waste. Implementation of the Project would be expected to generate additional waste during the temporary, short-term construction phase, as well as the long-term operational phase. However, as discussed in the Approved SEIR the combined excess capacity of the Badlands Sanitary Landfill and the El Sobrante Landfill is 7,046 tons/day. These landfills would easily accommodate the additional waste from buildout of TOP 2050, and both landfills have closure dates beyond 2050.

The City provides its own solid waste collection service via the City's Integrated Waste Department. Solid waste service for the City is collected and sent to the Badlands Sanitary Landfill located southeast of the City of El Sobrante Landfill located southeast of the City. Per the California Department of Resources Recycling and Recovery (CalRecycle), the Badlands Sanitary Landfill has a maximum throughput of 5,000 tons per day. This landfill has a maximum permitted capacity of approximately 82.3 million cubic yards, and the landfill has a remaining capacity of approximately 7.8 million cubic yards. The landfill has an expected operational life through 2058.[77] According to CalRecycle, the El Sobrante Landfill has a maximum throughput of 16,054 tons per day. This landfill has a maximum permitted capacity of approximately 209.9 million cubic yards, and the landfill has a remaining capacity of approximately 144 million cubic yards. The landfill has an expected operational life through 2051.[78]

[77] CalRecycle. 2021. SWIS Facility/Site Activity Details Badlands Sanitary Landfill (33-AA-0006) Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367 (Accessed September 2023).
[78] CalRecycle. 2021. *SWIS Facility/Site Activity Details El Sobrante Landfill (33-AA-0217)* Retrieved from: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402 (Accessed September 2023).

According to the Approved SEIR, solid waste is generated at a rate of 9.1 pounds per person per day (lbpd), and 13.5 lbpd per employee. Utilizing the DOF 3.33-person average household size as well as the estimated 11-employee retail uses would conclude a daily solid waste generation of approximately 11,900 pounds per day (lbd), or 5.95 tons per day. This would constitute approximately 0.04 percent of the El Sobrante Landfill daily throughput.

Additionally, the Project, as with all other development in the City, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated and no mitigation is required. Consistent with the Approved SEIR, the Project would have a less than significant impact.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in new or more severe impact as it pertains to solid waste. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

4.20.3 Overall Utilities and Service Systems Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to utilities. Therefore, preparation of a SEIR is not warranted.

4.21 WILDFIRE

4.21.1 Summary of TOP 2050 Analysis

The Approved SEIR found that the TOP adequately addressed and accounted for emergency actions and protections in the case of wildfire risk. Additionally, the City was determined to be outside of wildfire hazard areas, especially those pertaining to woodland fires.

4.21.2 Analysis of Proposed Project

Threshold (a) Substantially impair an adopted emergency response plan or emergency evacuation plan? [Approved SEIR Impact 5.20-1]

Threshold (b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? [Approved SEIR Impact 5.20-2]

Threshold (c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? [Approved SEIR Impact 5.20-2]

Threshold (d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? [Approved SEIR Impact 5.20-2]

No New or More Severe Impacts: The Approved SEIR assessed that the City was at increased risk of wildfire hazards due to its location within Southern California and that although the City's fire risk comes primarily from urban fires, not wildfires, there is some risk related to wildfires. However, the development of modern fire-resistant materials and tools have greatly reduced these risks. As well, the City's continued compliance with State Fire Codes further reduce the risks of wildfire. Additionally, a review of emergency access is included as part of the City's Design Review process. According to the City's Local Hazard Mitigation Plan (LHMP), interstate highways would serve as major emergency response and evacuation routes.

According to CAL FIRE's Fire and Resources Assessment Program (FRAP), the Project site is not located within or adjacent to land designated as a very high fire hazard severity zone (VHFHSZ).[79] Furthermore, the Project site is located in a flat/leveled area which does not include wild habitat and is not located near hillsides. The Project site is surrounded by a residential development to the north and east, as well as commercial development to the south and west. As previously discussed, the Project site is not exposed to flooding, landslides, runoff conditions. Finally, the Approved SEIR assessed that there are many resources available to address wildland fires should they arise – CAL Fire's 2019 Strategic Fire Plan for California, the CFC, County of San Bernardino Multi-Jurisdictional Hazard Mitigation Plan, the City LHMP,

[79] CAL FIRE FRAP (2021). *Fire Hazard Severity Zone Viewer*. Retrieved from: https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/ (Accessed September 2023).

and fire services from OFD. Therefore, with adherence to these building practices, a less than significant impact is expected to occur.

Mitigation Measures

None identified in the Approved SEIR.

Conclusion

The Project would not result in a new or more severe impact as it pertains to wildfire. Impacts related to the Project would be similar to the Approved SEIR and would be less than significant. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Approved SEIR was certified is available that would impact the prior finding of no significant impact.

4.21.3 Overall Wildfire Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to wildfire hazards. Therefore, preparation of a SEIR is not warranted.

5.0 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the State CEQA Guidelines and provides justification for the City to determine that the Addendum is the appropriate CEQA document for the Project, based on the environmental analysis provided above.

This section also includes a discussion of the revisions to the State CEQA Guidelines that have occurred since certification of the Approved SEIR, including the most recently adopted 2018 revisions. In 2018, the OPR transmitted its proposal for the comprehensive updates to the CEQA Guidelines to the California Natural Resources Agency. Included were proposed updates related to analyzing transportation impacts pursuant to SB 743, proposed updates to the analysis of GHG emissions, and revised Section 15126.2(a) in response to the California Supreme Court's decision in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369. The updated Guidelines became effective on December 28, 2018.

CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City proposes to implement the Project within the context of the Approved SEIR, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or more severe significant environmental effects beyond what was evaluated in the Approved SEIR would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the Project have substantively changed beyond what was evaluated in the Approved SEIR; and none of the Project elements would result in new or more severe significant environmental effects than previously identified. No major revisions to the Approved SEIR are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Approved SEIR were identified.

> *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

Significant Project-related effects previously examined would not be more severe than were disclosed in the Approved SEIR as a result of the Project. Impacts associated with all environmental resource areas would be the same as or less than disclosed in the adopted Approved SEIR. Implementation of the Project within the context of the Approved SEIR would not substantially increase the severity of previously identified impacts.

> *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

No mitigation measures or alternatives were found infeasible in the certified Approved SEIR.

> *(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Subsequent to certification of the Approved SEIR in 2007, additional technical analyses were performed for the Project and are the subject of this Addendum. Based on the analyses in this document, the Project would not result in any new significant environmental effects nor would it increase the severity of significant effects previously identified in the Approved SEIR. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent EIR.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the Project. No SEIR is required.

CEQA Guidelines Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a SEIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the Project. Therefore, an addendum to the certified Approved SEIR is the appropriate CEQA document for the Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the Approved EIR or adopted negative declaration.

This Addendum will be attached to the Approved SEIR and maintained in the administrative record files at the City.

(d) The decision-making body shall consider the addendum with the Approved EIR or adopted negative declaration prior to making a decision on the project.

The City will consider this Addendum with the Approved EIR prior to making a decision on the Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City records to support the preparation of this Addendum for the Project.

6.0 CONCLUSION

The analysis presented in this document substantiates that the Approved SEIR for TOP 2050 is sufficient to satisfy CEQA requirements for the approval of the proposed PUD and development application. That is, implementation and operation of the proposed Project described herein would not result in any new or substantially more severe environmental impacts than were previously considered and addressed in the Approved SEIR. Further, the Project would implement all applicable mitigation measures presented in the Approved SEIR. As such, potential environmental impacts of the Project are considered to be adequately and appropriately addressed by analysis presented in the Approved SEIR. The Project does not require any major revision of the Certified SEIR, nor would the Project result in conditions that would require preparation of a Subsequent or Supplemental EIR as described in Sections 15162 and 15163 of the CEQA Guidelines.

7.0 REFERENCES

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ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD22-006, THE WATERMARKE ONTARIO PLANNED UNIT DEVELOPMENT, ESTABLISHING DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR A 5.81-ACRE PROJECT SITE LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET, AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1008-513-16, 1008-522-01, 1008-522-02, AND 1008-522-03.

WHEREAS, JAT LAND DEVELOPMENT LLC (hereinafter referred to as "Applicant") has filed an Application for the approval of the Watermarke Ontario Planned Unit Development (“PUD”), File No. PUD22-006, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 5.81 acres of land located at the northeast corner of Mountain Avenue and Fourth Street, within the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district, and is presently improved with commercial development and post office; and

WHEREAS, the properties to the north of the Project site are within the MU-8b (Mountain/Fourth Mixed Use) and Low-Density Residential (LDR-5) zoning districts and are developed with a church (currently under construction) and existing single-family land uses, the property to the south is within the Neighborhood Commercial (CN) zoning district and is developed with commercial land uses, the properties to the east are within the Low-Density Residential (LDR-5) zoning district and is developed with single-family land uses, and the property to the west is within the Neighborhood Commercial (CN) zoning district and is developed with commercial land uses; and

WHEREAS, the Project was submitted in conjunction with a Development Plan (File No. PDEV22-042) which proposes the construction of a mixed-use building containing residential and commercial floor area, for a total of 357 apartment units and 3,800 square feet of commercial space, at a density of 61.4 dwelling units per acre and a commercial Floor Area Ratio (FAR) of 0.015; and

WHEREAS, the PUD outlines the Project’s (a) objectives, including its consistency with The Ontario Plan; (b) land use plan, including zoning, phasing and build-out, and permitted land uses; (c) development regulations, including intensity and density, building envelope, vehicle access and parking facilities, parking supply and design, residential open space and common amenities, service facilities, signs, landscape and hardscape, fences and walls, public right-of-way improvements, infrastructure, and overall development standards; (d) design criteria, including those for building orientation, access and parking facilities, service facilities, pedestrian linkages, architectural character, massing and scale, articulation and fenestration, architectural details, storefronts, materials and colors, roofs and rooftop equipment, non-residential outdoor dining areas, residential outdoor space and common recreation amenities, and landscape/hardscape

elements; and (e) administration, including items not addressed in the PUD, requirements for Development Plans and other applications, and administrative exceptions; and

WHEREAS, Project approval is contingent on Planning Commission approval of the related Development Plan application and City Council approval of the Watermarke Ontario PUD; and

WHEREAS, The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified on August 16, 2022, (hereinafter referred to as "Certified SEIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the Certified SEIR, an Addendum to the Certified SEIR (hereinafter referred to as "SEIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the SEIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified SEIR, and that the Certified SEIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an SEIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan

(hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 23, 2024, the Planning Commission voted to continue the Project to the February 27, 2024, hearing date; and

WHEREAS, as the first action on the Project, on February 27, 2024, the Planning Commission voted to issue Resolution No. PC24-003 recommending the City Council adopt the SEIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on February 27, 2024, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, voting to issue Resolution No. PC24-004 recommending the City Council approve the Application and concluded said hearing on that date; and

WHEREAS, on March 19, 2024, the City Council of the City of Ontario conducted a hearing to consider the Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on March 19, 2024, the City Council approved a resolution adopting an Addendum to a previous Certified SEIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the City Council has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented, the City Council finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan 2050 Supplemental Environmental

Impact Report (State Clearinghouse No. 2021070364), certified by the Ontario City Council on August 16, 2022, in conjunction with File No. PGPA20-002; and

(2) The SEIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The SEIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the SEIR Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified SEIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified SEIR that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified SEIR was prepared, that will require major revisions to the Certified SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified SEIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified SEIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified SEIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified SEIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Housing Element Sites Inventory contained in Tables B-1 and B-2 of the Housing Element Technical Report.

SECTION 4: ***Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the City Council finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP; and

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 4, above, the City Council hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan in that the mixed-use standards and guidelines specified in the PUD align with The Ontario Plan. The Watermarke Ontario Planned Unit Development ("PUD") Objectives section titled "Consistency with The Ontario Plan", describes how the PUD complies with the Policy Plan goals, policies, and plans.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The City Council has required certain safeguards through conditions of approval, which have been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The adjacent neighborhoods consist of existing single-family dwellings and commercial development. The Watermarke Ontario Planned Unit Development was prepared to ensure that on-site development is sensitive to and complementary of the surrounding development, and the surrounding development is compatible with the proposed residential and commercial mixed-use development. Therefore, the Project does not affect the harmonious relationship with adjacent properties and land uses.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the PUD, a thorough review and analysis of the proposed Project and the subject site's physical suitability for the Project was completed, including analysis of the Project size and shape, intensity of development, building height and setbacks, site access, site landscaping and drainage, fences and walls, vehicle and pedestrian circulation, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking, building orientation and

streetscapes, architectural character, building materials and character, and site signage. Based upon this review and analysis, the subject site has been deemed physically suitable, including but not limited to parcel size, shape, access, and availability of utilities for the proposed PUD and proposed development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The PUD will establish minimum building setbacks, parking and open space requirements, private storage provisions, a planting palette, allowable land uses preferable to support the proposed development and the surrounding community, and more. These standards will facilitate the development of up to 357 dwelling units and 3,800 square feet of commercial space and accompanying improvements. The proposed PUD will allow for subsequent development that is superior to that which could be obtained through the application of the Development Code by itself, by means of facilitating the development of high-density apartments, restaurants, retail shops, and other commercial services that will serve to achieve the City's goals of economic revitalization of an underutilized commercial center. Lastly, the PUD will further serve to implement the vision of the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district, and the Mixed Use - Neighborhood Activity Hub: 20.0 to 75.0 du/ac; 1.0 FAR office/retail (MU-NH) land use district of the Policy Plan by allowing for this vibrant and well-designed mixed-use development.

SECTION 6: ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the herein described Watermarke Ontario Planned Unit Development, attached hereto as "Attachment B", subject to each and every condition set forth in the Department reports attached hereto and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are

severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 10: ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 11: ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2024.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____ and adopted at the regular meeting held _____, 2024 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD22-006
Watermarke Ontario Planned Unit Development

(Document to follow this page)

WATERMARKE ONTARIO

PLANNED UNIT DEVELOPMENT

CITY OF ONTARIO SOUTHERN CALIFORNIA

2326

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INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 5.81-acre land area located on the northeast corner of Mountain Avenue and Fourth Street.

The project site is located within The Ontario Plan (TOP) Mixed Use – Neighborhood Activity Hubs (MU- NH), which requires the establishment of a Planned Unit Development (PUD) prior to development. This PUD fulfills the requirements of Mountain/Fourth Avenue Mixed Use (MU-8b) zoning district, as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). The Watermarke Ontario Planned Unit Development (PUD) will establish development standards that apply to the affected property. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply. City staff and private developers will rely on this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives.

LOCATION

The Project is located in the City of Ontario in the County of San Bernardino. The PUD area occupies 5.81 acres of the northeast corner of Mountain Avenue and Fourth Street and includes four parcels (APNs 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03). Regional access to the Project area would be facilitated through Interstate 10 (I-10) approximately 0.6 miles north of the site, and State Route 83 (SR- 83) approximately 0.9 miles east of the site.

OBJECTIVES

Consistency with the Ontario Plan

The Ontario Plan (TOP) is the primary planning document for the City and is intended to guide City growth for the next 20 years. The Ontario Plan includes six components:

1. The **Vision** component summarizes the City's major goals for the foreseeable future as well as the preferred character to be reinforced throughout the future growth.
2. The **Governance Manual** summarizes the City's guidelines regarding decision-making authorities and actions for City leadership in order to reinforce the City's intended character.
3. The **Policy Plan** acts as the City's General Plan and includes the City's goals and policies meant to guide growth through the general plan planning period.
4. The **City Council Priorities** outlines the Council's goals for a given year.
5. The **Implementation** component summarizes the methods with which the City will execute goals and policies included in the general plan.
6. The **Tracking and Feedback** component, once updated, will catalogue the City's progress in implementing the goals and policies of the Policy Plan and Vision component.

The City's Policy Plan's goals and policies are intended to guide the City's continued growth. These goals extend to the Project's proposed residential and commercial uses and the Project area's Mixed Use – Neighborhood Activity Hub (MU-NH) land use designation. The MU-NH land use designations are intended to allow for the development of low-rise mixtures of retail and residential uses which may serve the surrounding residents.

This PUD is designed to achieve the purpose of this land use designation and comply with applicable goals and policies such as the following:

2·0·5·0 THE ONTARIO PLAN

Land Use Element

Goal LU-1: A community has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

- **Policy LU-1.1: Strategic Growth.** We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, foster the development of transit, and support the expansion of the active and multimodal transportation networks throughout the City.
- **PUD Consistency.** Mountain Avenue is classified as an arterial road as well as a Class I multipurpose trail, these classifications lend themselves to high volumes of pedestrian and vehicular traffic. Additionally, mass transit bus stops are located at the southwest and northeast corners of the Mountain Avenue and Fourth Street intersection. The PUD would enable the development of multifamily residential uses adjacent to higher capacity roadways as well as available mass transit stops.
- **Policy LU-1.6: Complete Community.** We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.
- **PUD Consistency.** The PUD would allow for the development of residential and retail uses within the PUD site. The requirements presented in the PUD encourage the development of neighborhood scale commercial opportunities which would serve residents within the PUD as well as surrounding areas.

Goal LU-2: Compatibility between a wide range of uses and resultant urban patterns and forms.

- **Policy LU-2.1: Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
- **PUD Consistency.** The PUD area's MU-8b zoning designation requires that a PUD be implemented for to establish specific development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide residential and commercial uses to serve internal residents and surrounding residential area.

Goal LU-3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

- **Policy LU-3.2: Design Incentives.** We offer design incentives to help projects achieve the Vision.
- **PUD Consistency.** MU-8b zones require the creation of a PUD to establish specific development standards for a given area. Standards within a PUD may vary from the established development standards of the City's development code to achieve the City's vision more adequately or efficiently. This PUD includes design standards which strive to maintain the City's vision for stable, dynamic growth while maintaining overall quality throughout all components of the development.

Goal LU-4: Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.

- **Policy LU-4.4: Shared Infrastructure.** We encourage and facilitate the use of shared infrastructure (including shared or managed parking) in urban, mixed use, and transit-oriented Place Types.
- **PUD Consistency.** The PUD area encourages the integration of residential and nonresidential uses through mixed use development. Development standards within this PUD, therefore, encourage shared infrastructure such as parking and utility facilities. The Project includes a single central parking garage which contains all parking spaces for both the residential and retail uses in the PUD area. Additionally, the Project would provide for shared garbage collection between residential and retail uses.

Housing Element

Goal H-1: Stable neighborhoods of quality housing, ample community services and public facilities, well- maintained infrastructure, and public safety that foster a positive sense of identity.

- **Policy H-1.2: Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.
- **PUD Consistency.** The PUD describes standards which can be used to develop a mixed-use residential community with attached retail uses. These standards include open space requirements which include the creation of recreational amenities. While the PUD includes designs for a specific project, this document allows for the development of other developments if the proposed Project is removed or redeveloped. The standards within this PUD would ensure that high-quality mixed-use developments can continue to be developed within the PUD area.
- **Policy H-1.3: Community Amenities.** We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes and public safety for neighborhoods consistent with City master plans and neighborhood plans.
- **PUD Consistency.** The PUD includes parameters which require the development of private and community open space areas and recreational uses. The PUD also encourages the creation of a shared parking structure to serve both residents and retail customers and employees. The PUD also presents parking standards for passenger vehicles and bicycles that meet or exceed the City's current standards. Development standards specifically focused on site security and emergency access are included in this PUD.

Goal H-2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

- **Policy H-2.5: Housing Design.** We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.
- **PUD Consistency.** The PUD includes development standards which allow for a variety of multi-family residential units near community scale retail uses. Standards presented in this PUD are designed to enable development which remains consistent with the character of the City while maintaining a modern, visually appealing aesthetic.

Community Economics Element

Goal CE-1: A complete community that provides for all incomes and stages of life.

- **Policy CE-1.6: Diversity of Housing.** We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.
- **PUD Consistency.** The PUD would provide for the development of a multi-family mixed use development in an area of the City which currently contains single family residential uses and commercial uses. This would increase the variety of housing in the area and promote neighborhood retail uses near residents as well as mass transit bus stops and higher capacity arterial roadways.

Goal CE-2: A City of distinctive neighborhoods, districts, corridors, and centers where people choose to be.

- **Policy CE-2.1: Development Projects.** We require new development and redevelopment to create unique, high-quality places that add value to the community.
- **PUD Consistency.** The PUD will seek to ensure a mix of residential and retail uses that will provide a variety of goods and services for both the internal residents and the surrounding area. The PUD provides standards which require the development of distinctive, visually appealing structures.

Safety Element

Goal S-3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

- **Policy S-3.8: Fire Prevention through Environmental Design.** We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces, and buildings.
- **PUD Consistency.** The PUD would incorporate fire prevention infrastructure such as fire extinguishers and smoke alarms. Additionally, the Project would provide additional fire hydrants and fire access points for fire abatement.

Goal S-7: Residential neighborhoods, commercial areas, and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, and community involvement in public safety.

- **Policy S-7.4: Crime Prevention through Environmental Design (CPTED).** We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings.
- **PUD Consistency.** The PUD requires the use of security lighting as well as the placement of a gated perimeter between existing developments bordering the Project area. Additionally, the PUD restricts access to residential neighborhoods from all entities except emergency personnel.

Community Design Element

Goal CD-1: A dynamic, progressive city containing distinct and complete places that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- **Policy CD-1.2: Place Types.** We establish Place Types in urban, mixed use, and transit-oriented areas to foster the City's identity as a premier community and require new development within each Place Type to incorporate prescribed urban patterns, forms, and placemaking priorities.
- **PUD Consistency.** The PUD presents development standards which require the creation of well designed, community centric mixed-use developments. The PUD establishes standards within the PUD area which would establish quality architectural and visual consistency.

Goal CD-2: A high level of design quality resulting in neighborhoods, commercial areas, public spaces, parks, and streetscapes that are attractive, safe, functional, human- scale, and distinct.

- **Policy CD-2.1: Quality Building Design and Architecture.** We encourage all development projects to convey visual interest and character through:
  1. Building volume, massing, and height to provide context-appropriate scale and proportion;
  2. A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting; and
  3. Exterior building materials that are articulated, high quality, durable, and appropriate for the architectural style.
- **PUD Consistency.** The PUD will seek to accommodate the City's residential growth and enhance its economic growth by creating residential and retail opportunities within a mixed-use zone. The PUD area will be distinctive through the requirement of well-designed project(s) through standards focused on:
  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.
- **Policy CD-2.2: Neighborhood Design.** We create distinct residential neighborhoods that promote a sense of community and identity by emphasizing access, connectivity, livability, and social interaction through such elements as:
  1. A pattern of smaller, walkable blocks that promote activity, safety, and access to nearby amenities and services;
  2. Varied parcel sizes and lot configurations to accommodate a diversity of housing types;
  3. Traffic calming measures to slow traffic and promote walkability while maintaining acceptable traffic flows and emergency evacuation access;
  4. Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
  5. Landscaped parkways, with sidewalks separated from the curb and designed to maximize safety, comfort, and aesthetics for all users.
- **PUD Consistency.** The PUD allows for the development of mixed-use residential structures at a human scale through the use of pedestrian walkways and minimal internal roadways. The PUD also requires the orientation of buildings to form along the public roadway. The PUD also includes standards which require appropriate site planning to ensure building orientation visibility from the street, an adequate number of driveways and sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.
- **Policy CD-2.4: Urban, Mixed Use, and Transit-oriented Areas.** We establish Place Types to require mixed use, urban, and transit-oriented areas to be designed and developed as pedestrian oriented areas that are integrated with adjacent neighborhoods and promote a vibrant, comfortable, and functional environment, as defined for each Place Type.
- **PUD Consistency.** The permitted uses within PUD have been established to provide residential and retail uses to serve the City's neighborhood activity hub and surrounding residential area. The PUD will ensure a mix of residential and retail uses that can be easily accessed by internal residents as well as surrounding residents.
- **Policy CD-2.8: Safe Design.** We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.
- **PUD Consistency.** The PUD provides for secure development through the placement of walls and fences between the PUD area, public roadways, and adjacent residential communities. Additionally, the PUD encourages the placement of pedestrian walkways in highly visible areas as well as the use of shielded exterior lighting fixtures. PUD standards allow for the visibility of access points from public vantage points while using secure barriers to prevent unauthorized entry.
- **Policy CD-2.9: Landscape Design.** We encourage durable, sustainable, and drought-tolerant landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
- **PUD Consistency.** The PUD requires the creation of a Landscape Plan which would be consistent with City regulations and would provide for the usage of native and drought-resistant foliage.

- **Policy CD-2.10: Parking Areas.** We require all development, including single-family residential, to minimize the visual impact of surface, structured, and garage parking areas visible from the public realm in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include:
  1. Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.
  2. Structured parking: facade articulation, screening, appropriate lighting, and landscaping.
  3. Garage parking: providing access to single-family residential garages through alley access, recessing garages from the frontage to emphasize front doors or active living spaces.
- **PUD Consistency.** The PUD would require parking areas to be shielded from public view through the placement of parking away from public roadways and behind buildings. PUD standards require adequate lighting for all common areas, including parking areas, and the landscaping of all areas which do not have improvements. The Project proposes a central parking structure inset within the PUD area.
- **Policy CD-2.11: Entry Statements.** We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.
- **PUD Consistency.** The PUD would require the development of private open space amenities for residents of the PUD area as well as a clearly noted and unique frontage along Fourth Street.

Goal CD-3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- **Policy CD-3.1: Unique Identity.** We promote development that heightens the unique character and identity of each Place Type by requiring compatible land uses and land planning, site design, and building design that promotes an active public realm.
- **PUD Consistency.** The PUD would encourage a sense of place by implementing design standards which provide for consistent building orientation and architectural guidelines. Additionally, the PUD provides for the creation of pedestrian accessways that allow for human scale development.
- **Policy CD-3.4: Context-Aware and Appropriate Design.** We require appropriate building and site design that complements existing development, respects the intent and identity of the Place Type, and provides appropriate transitions and connections between adjacent uses to ensure compatibility of scale, maintain an appropriate level of privacy for each use, and minimize potential conflicts.
- **PUD Consistency.** The PUD establishes standards which would encourage a sense of place within the PUD area through the use of consistent landscaping and architectural design. Buffer areas are required between the PUD area and surrounding residential uses as well as walls which further limit visibility between internal and external residents.
- **Policy CD-3.5: Active Frontages.** We create lively pedestrian streetscapes by requiring primary building, business, and residential entrances, outdoor dining, and storefronts be located on ground floors adjacent to sidewalks or public spaces and designed to maximize safety, comfort, aesthetics, and the intended functionality (as defined by the Place Type).
- **PUD Consistency.** The PUD requires the enhancement of building frontages along Fourth Street frontage through the use of visually interesting architectural features and materials as well as landscaping and pedestrian accessways. Specifically, retail uses are required to present visually appealing storefronts which complement the surrounding architecture and create a distinct entryway.

City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Focus Resource in Ontario's Commercial and residential Neighborhoods
- Maintain the Current High Level of Public Safety

Watermarke Ontario Objectives

This PUD establishes the architectural and development standards which will be applied to the Project. Implementation of these standards will ensure a consistent quality in design throughout the planned community.

The objectives of the PUD are to:

- Create a pedestrian-scale walkable community within the City,
- Provide additional retail uses in close proximity to residential uses,
- Expand retail opportunities within the City,
- Provide a variety of high-quality residential units nearby commercial uses,
- Provide for flexible design and development standards to allow for the development of more urban walkable mixed-use development,
- Promote the redevelopment of an underutilized site and provide additional housing opportunities,
- Facilitate high-density residential development within the City for families and individuals, and
- Provide housing at different price points to accommodate multiple income levels.

LAND USE PLAN

Land Use Designation

The Project is located on parcels within the City which have been categorized with a MU-NH land use designation. This land use designation allows the Project to develop multifamily residential units as well as multiple retail and neighborhood commercial uses. The Project area is zoned with a MU-8B zoning designation.

Permitted Uses

Permitted and conditionally permitted uses shall be allowed as identified in the City of Ontario Development Code, Chapter 5.0, Table 5.02-1: Land Use Matrix.

DEVELOPMENT STANDARDS

This section sets forth the standards to govern the placement, height, and bulk of permitted buildings and structures; to establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Unless otherwise stated herein, all development within the Project area shall meet the applicable standards and requirements of the City's Development Code for MU-8b developments.

The purpose of these standards is to encourage a high-quality residential/mixed-use development. These standards establish flexible guidelines to encourage such development, ensure that it is of a minimum standard of appearance, and compatible with the neighborhoods.

Table 1: Applicable Development Standards on the next page summarizes the City' development standards present within the entire Watermarke Ontario Project area as well as the surrounding uses. These development standards are based on those found in the Ontario Development Code. However, in the event of discrepancies between the development standards presented in this document and those in the Ontario Development Code, this document will act as the primary regulatory document.

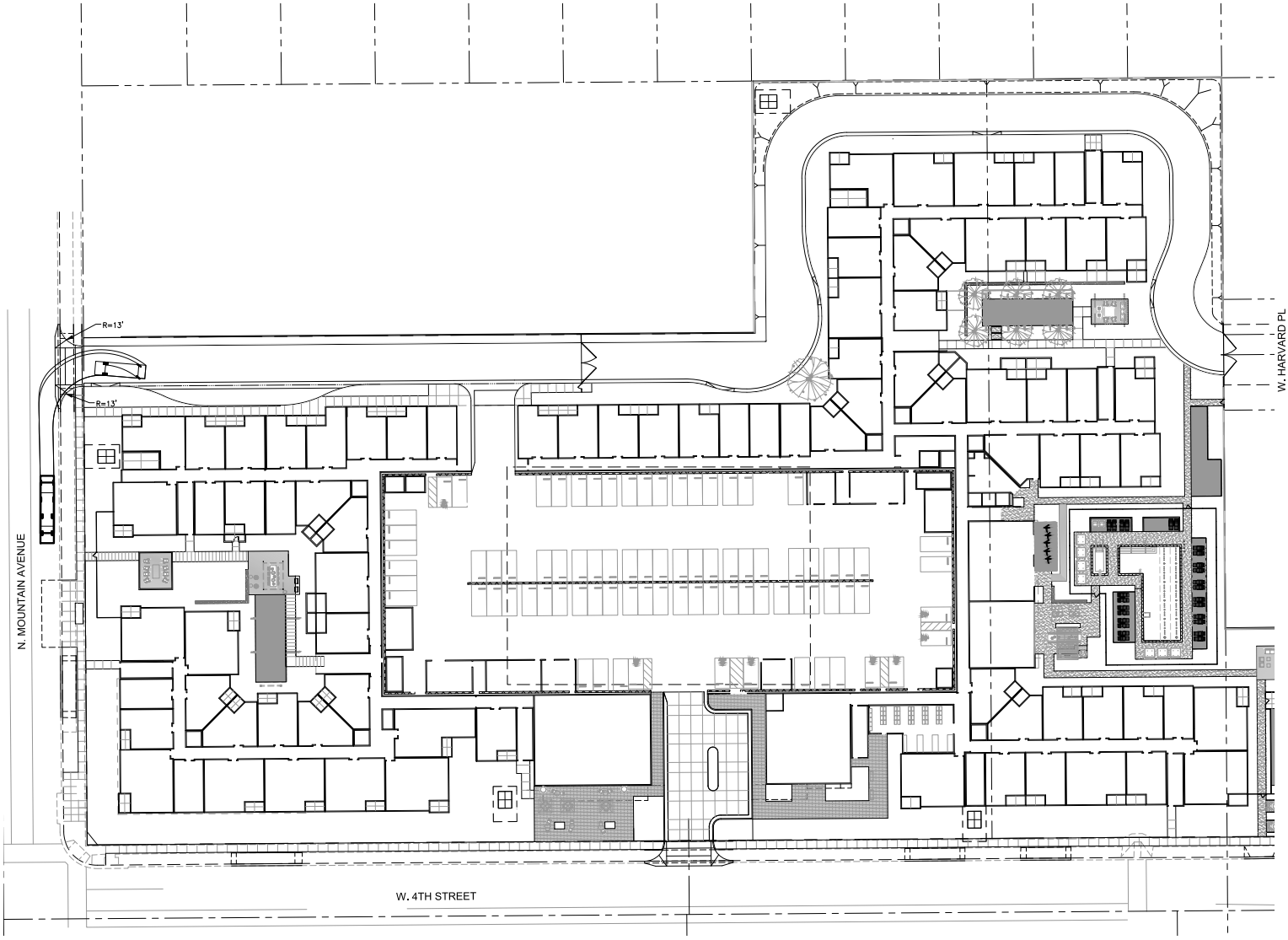


Table 1: Applicable Development Standards

Development Standard	Requirement	Consistency Discussion
Residential Density	20 – 75 du/ac	Development Strategy
Maximum Retail/Office (Nonresidential floor area)	1.0 FAR	Development Strategy
Max Building Height	5 Stories	Design Standards
Setbacks	None Specified	Design Guidelines
Min Multiple-Family Residential Parking Ratio.	1.2 spaces per bedroom 1.2 spaces per unit for studio units	Circulation
Min Retail Trade Parking Ratio	1 space per 250 sf	Circulation
Min Bicycle Parking Ratio	Residential 1 rack per 30 stalls Retail (short term) 5% of stalls (2 minimum)	Circulation
Min Landscaping	The entirety of the project site (excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view)	Landscape Standards

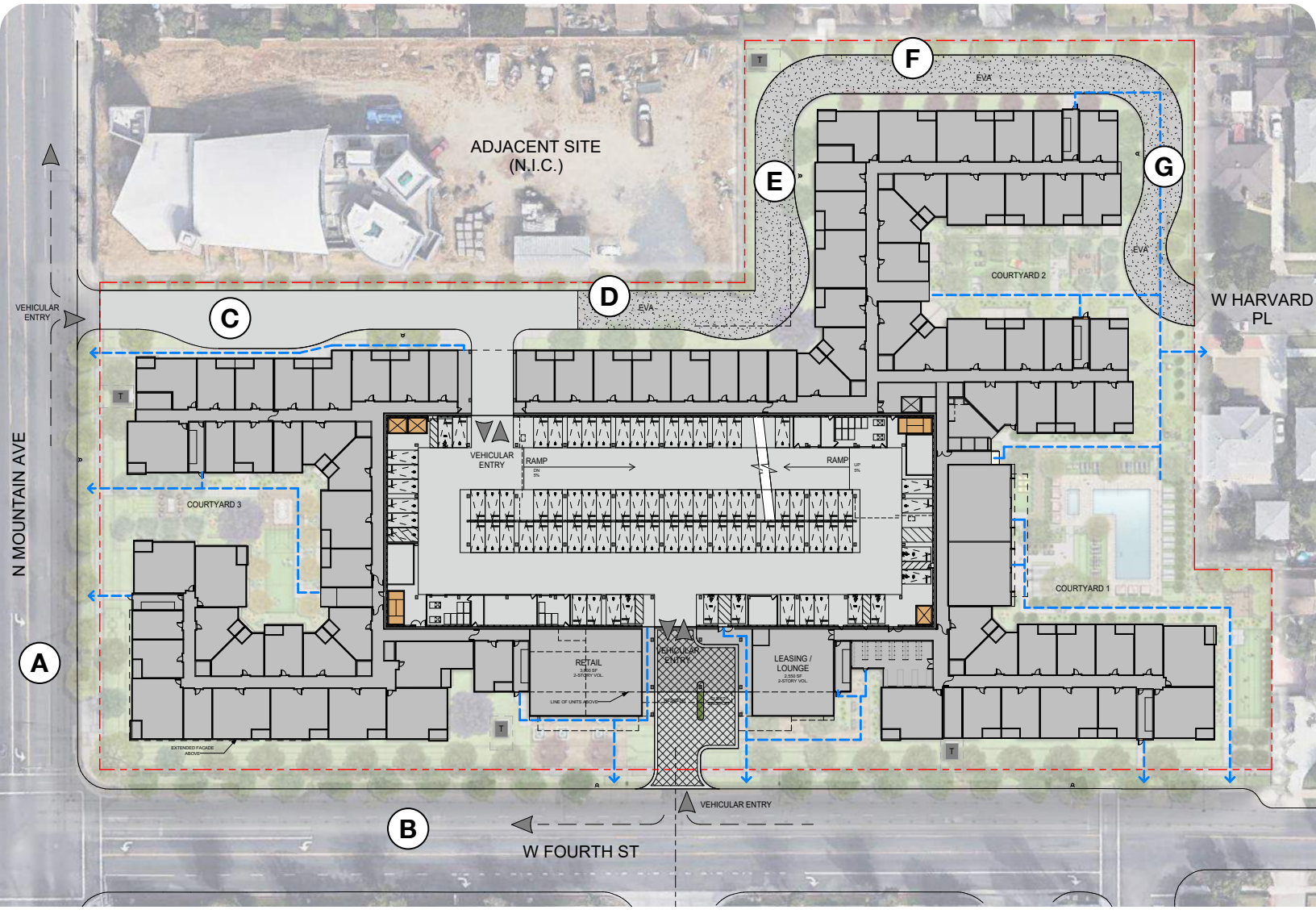
du = dwelling unit
ac = acre
FAR = Floor Area Ratio
sf = square feet

CIRCULATION

Circulation improvements within the PUD area should include adequate vehicular and pedestrian accessways throughout the PUD area. Improvements within the PUD area shall include points of access to Fourth Street and Mountain Avenue. Proposed improvements to roadways and pedestrian accessways shall be approved by the City Engineer.

The Project provides circulation improvements within the PUD area, including a primary and secondary driveway along Fourth Street and Mountain Avenue, respectively. The primary driveway consists of a two-lane gated entry along Fourth Street which leads to the southern entrance of the central parking structure. A secondary driveway connects to Mountain Avenue in the northwestern portion of the Project site and continues east toward the eastern boundary of the Project site. The secondary driveway includes a connection to the northern entrance of the central parking structure. Once past the northern entrance of the central parking structure, the secondary driveway continues east, transitioning into an Emergency Vehicle Access (EVA) lane which terminates at the eastern boundary of the Project site.

Internal circulation improvements also include a series of ramps within the central parking structure to allow vehicular access to each of the six parking levels. The ramps will allow for a bidirectional flow of traffic. The first and sixth level of the central parking structure will include a turnaround space for vehicles to change direction to either continue upwards or downwards on the ramp.



Accessible route from public right of way to building entrance

Building vehicular entry/exit

Pedestrian entry/exit

ROADWAY INFRASTRUCTURE

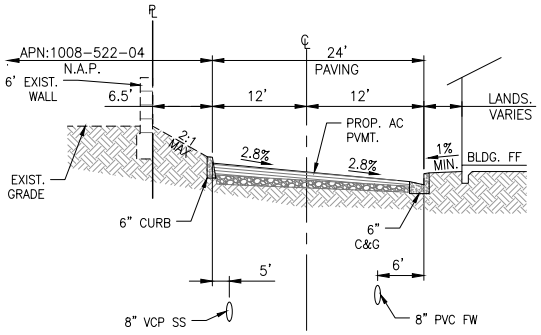
Internal Roadway Improvements

Access to the PUD site is provided through roadway connections to both Mountain Avenue and Fourth Street. External roadway access points (e.g., driveways) shall be developed at a minimum width of 24 feet. This not only allows for a bidirectional flow of passenger vehicle traffic, but also provides adequate space for the bidirectional travel for larger service vehicles (e.g., fire engines and garbage trucks).

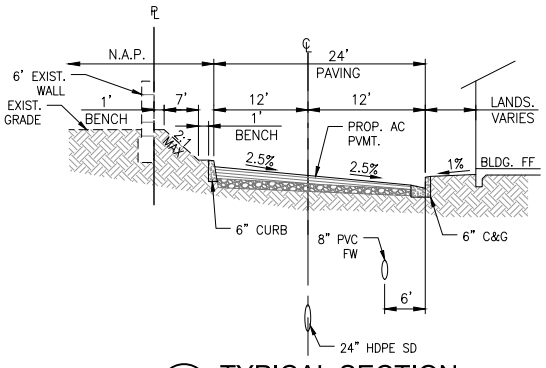
Access to the PUD site via Harvard Place shall be limited to EVA connections. EVA lane access to the PUD site shall be prohibited for non-emergency vehicles and pedestrians. EVA connections to Harvard Place shall be secured via a gated entry which shall remain closed and locked except when in use by emergency personnel.

The Project's proposed internal roadway improvements include two driveways, multiple ramps connecting the different levels of the central parking structure, and an EVA lane.

- The main entryway connects to Fourth Street via a 28.5-ft wide driveway, which continues into a 26-ft wide gated entry for the central parking structure. A 20-ft wide guest drop-off lane is attached to the main entryway. These driveways are separated by a 6-ft wide landscape island.
- The secondary entryway connects to Mountain Avenue via a 24-ft wide driveway leading to a 90-degree connection to a 24-ft wide entry into the central parking structure.
- An EVA lane will connect to the secondary entryway, continuing the 24-ft wide driveway east to Harvard Place. The EVA lane will consist of paved portions of the northeast perimeter of the Project area. The EVA lane will terminate at a 6-foot-tall gate placed at the EVA lane's point of connection to Harvard Place.
- The 6 levels of the parking structure will be connected by 24-ft wide ramps that connect each of the parking levels to the surrounding residential structure.



E TYPICAL SECTION N.T.S.



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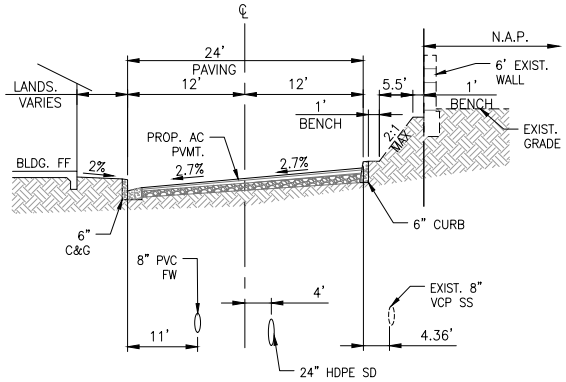
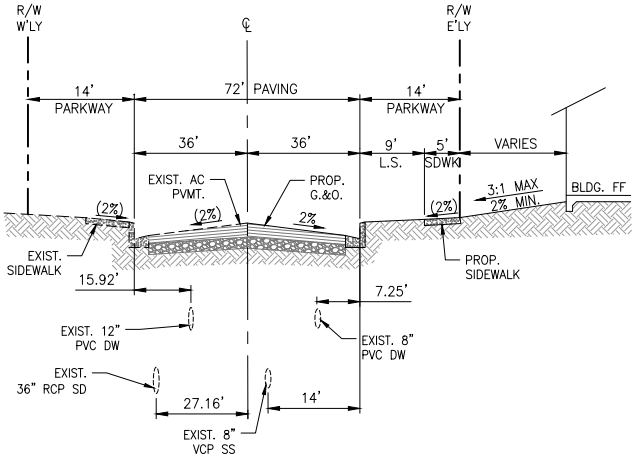


G TYPICAL SECTION N.T.S.

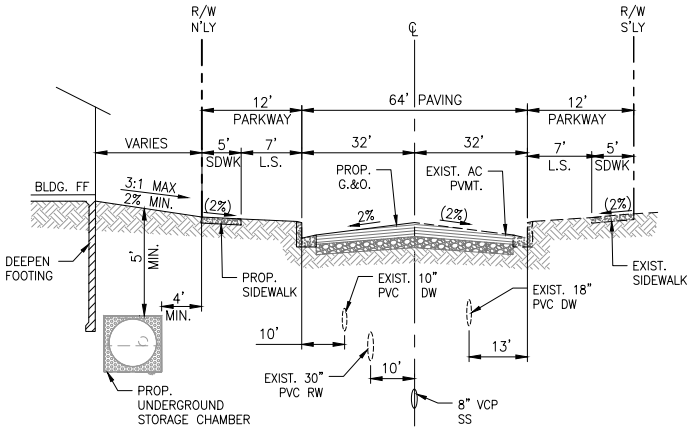
Public Right of Way Improvements

The public right-of-way improvements required are to include but are not limited to the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, streetlights, bus stop, bus shelters, and amenities.

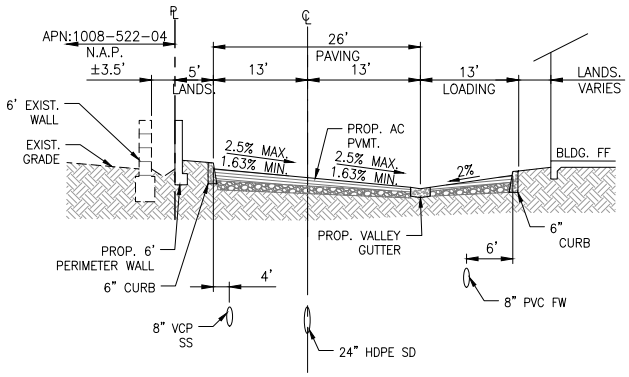
Development along public rights-of-way must be approved by the City.



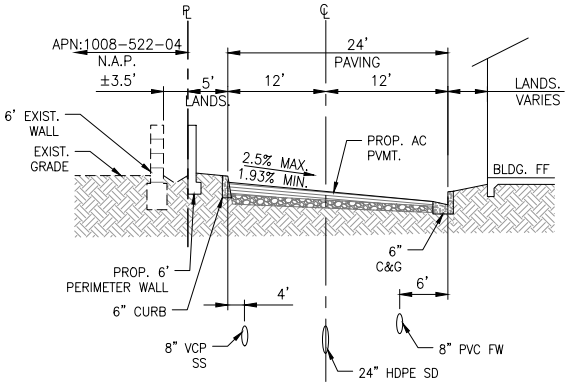
A N. MOUNTAIN AVENUE
N.T.S.



B W. FOURTH STREET
N.T.S.



C TYPICAL SECTION
N.T.S.



D TYPICAL SECTION
N.T.S.

Parking

Parking should be provided within the PUD area for residential and retail uses. Residential parking shall be provided at a rate of at least 1.2 spaces per bedroom (includes guest parking). Studio unit parking shall also be provided at a rate of 1.2 spaces per unit. Retail uses parking shall be provided at a rate of 1 parking space for each 250 sf of commercial floor area.

Parking space dimensions, drive aisles, etc. shall conform to the design standards set forth in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code. On-street vehicular parking along Fourth Street and Mountain Avenue shall be prohibited. Fourth Street and Mountain Avenue are both public streets and may not be designated for guest parking. On-street parking may not be used to meet the requirements for on-site parking as indicated in Division 6.03 of the Ontario Development Code.

Parking requirements for each unit type are summarized in **Table 1: Applicable Development Standards**.

The Project will provide 643 residential parking spaces and 16 retail parking spaces within the central parking structure for a total of 659 parking spaces. Retail parking spaces will be located on the ground floor of the parking structure with the remaining spaces utilized for residential parking. Twenty-four bicycle parking stations will be provided based on a ratio of 1 bicycle rack per 30 parking stalls. The amount of residential provided bicycle racks will exceed the required 22 stalls based on e 643 provided residential parking stalls. **Table 2: Project Parking Consistency** summarizes the Project's proposed parking counts compared to the standards established for the PUD.

Table 2: Project Parking Consistency

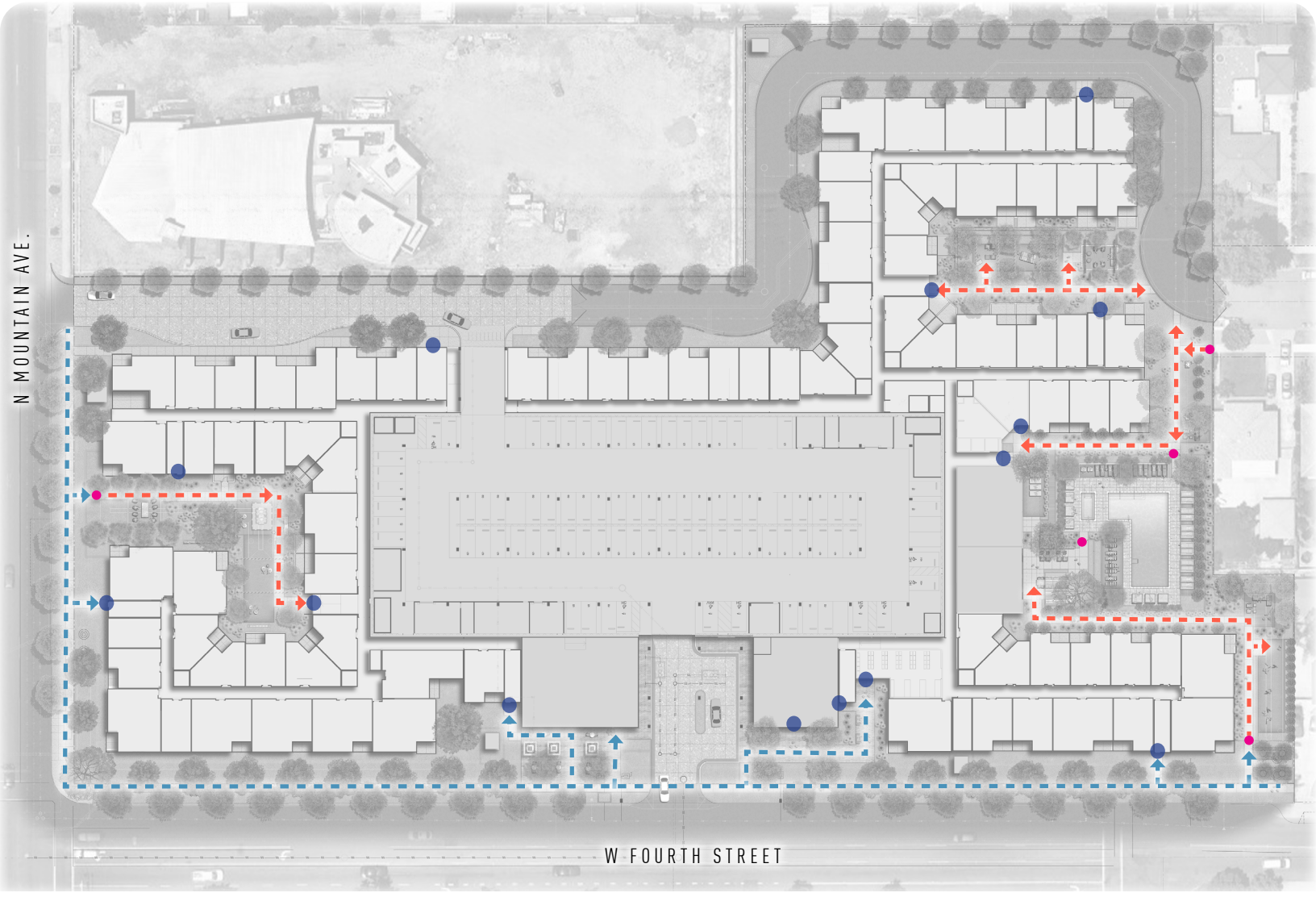
Standard	PUD Requirement	Project Consistency
Residential Parking Ratio	1.2 spaces per bedroom (1.2 spaces per studio unit)	1.4 spaces per bedroom (including studio units)
Minimum Residential Spaces	555 Spaces	643 Spaces
Minimum Retail/Office Parking Ratio	1 space per 250 sf	
Minimum Retail/Office Parking Spaces	16 Spaces	16 Spaces
Minimum Bicycle Parking Ratio	Residential: 1 rack per 30 stalls Retail (short term): 5% of stalls (2 minimum)	
Minimum Residential Bicycle Racks	22 Racks	22 Racks
Minimum Bicycle Racks	2 Racks	2 Racks

Pedestrian Connections

Pedestrian connections shall be provided to the PUD site from Mountain Avenue and Fourth Street. Private pedestrian accessways shall be developed between each building and dwelling unit within the PUD site. The PUD area shall be developed such that internal vehicular traffic is limited to parking areas and main driveways. Pedestrian accessways within the PUD area outside of parking structures should be landscaped and be made of complimentary materials to the building theme.

The Project will connect to existing pedestrian sidewalks along Fourth Street and Mountain Avenue. Internal pedestrian circulation will include pathways between buildings and dwelling units and the parking structure. Residents will be able to access all areas of Watermarke Ontario, including amenity areas, through walking paths and paved sidewalks. Vehicular traffic will be limited to the central parking structure, its entryways, and external roadways.

Pathways within the Project which are adjacent to amenities and open space areas will be created with various materials, including stone, concrete, and wood paneling to give each area of the Project site its own unique character.



INFRASTRUCTURE AND UTILITIES

Utility infrastructure within the PUD area such as water, sewer, recycled water, and electricity facilities shall connect to existing City infrastructure systems along Mountain Avenue and Fourth Street and propose new facilities within existing utility easements and rights of way. Each utility shall be buried at varying depths, based on City standard, to create a separated, identifiable system.

Telecommunications

Residential developments within the PUD shall include connections to telecommunications services either through existing overhead cable and telephone lines, through the placement of fiber optic cable, or undergrounding based on site conditions and the City's discretion.

The Project includes the placement of new fiber optic cable along the northern, southern, and western portions of the Project site with multiple connections made to each building.

Water, Sewer, and Stormwater

Domestic water connections shall be made via the existing domestic water main running below Fourth Street along the southern portion of the PUD area.

The Project includes the placement of one domestic water meter, one domestic water master meter, and one domestic water backflow in the southern portion of the Project site. The Project includes a new recycled water meter connection along the southern portion of the site which would connect to the existing recycled water main below Fourth Street.

The Project proposes a new fire water line connection to the existing domestic water line beneath Mountain Avenue via a double check detector assembly (DCDA). The Project fire water line will follow the path of the secondary driveway and EVA lane to the PUD area's eastern perimeter where it will continue south along the Project site perimeter. The Project fire water line will then connect to the existing domestic water main below Fourth Street via a DCDA. Multiple points of connection from the fire water line to Project structures will be made within the northern portion of the Project site. Additional fire hydrants will be placed along the southern and western portions of the Project site.

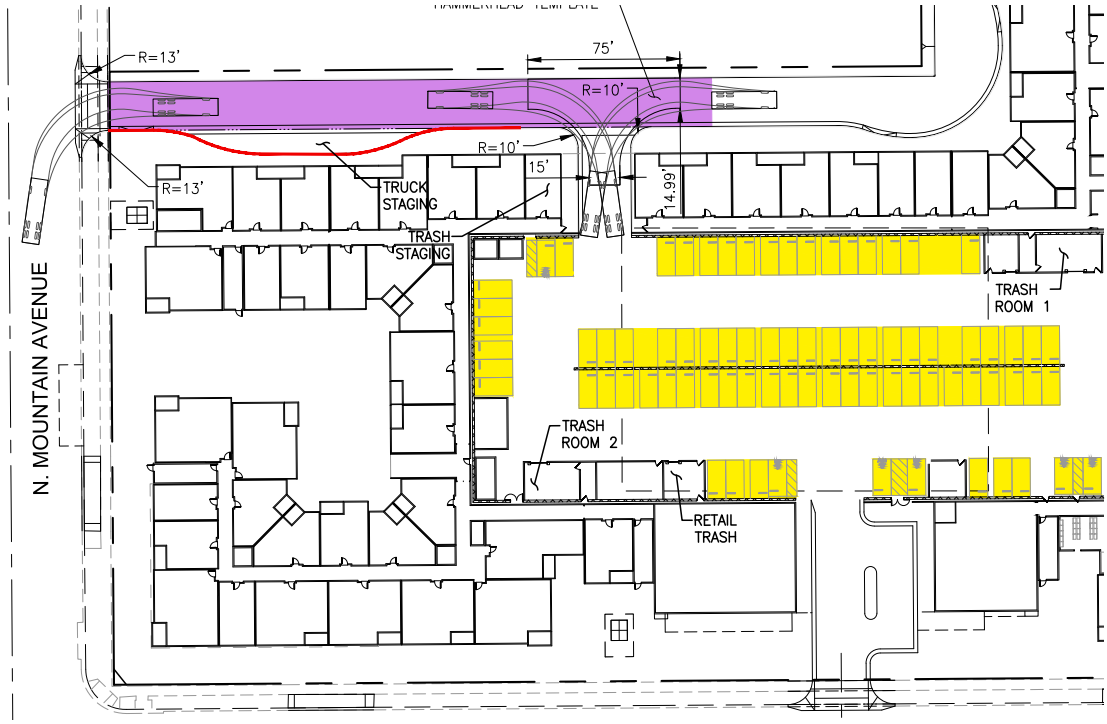
Sewer infrastructure proposed for the Project site will run along the secondary northern driveway and continue along the EVA lane before terminating at a sewer lateral on the northwester portion of the EVA lane. An additional sewer line will branch from the northern line at the secondary entrance of the central parking structure and cross the site from north to south, connecting to a proposed line below Fourth Street. The Project proposed public sewer main below Fourth Street connecting to an existing sewer main below the intersection of Mountain Avenue and Fourth Street. Multiple sewer lateral connections will be made to the existing sewer main within the sanitary sewer easement adjacent to the eastern border of the Project site. The existing sewer main runs north-south along the Project site before transitioning east between Harvard Place and Fourth Street. Multiple laterals placed along the proposed and existing sewer facilities will form connections to each unit and retail use.

Developments within the PUD area shall provide on-site stormwater drainage facilities which comply with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements. These facilities may include vegetated swales, depressed landscaped basins, pervious concrete pavement, and underground stormwater retention/infiltration vaults. All proposed Development Plans must prepare a Preliminary Water Quality Management Plan to ensure water quality management.

One underground retarding basin and one underground infiltration chamber will be placed on the western and southwestern portions of the Project site, respectively. A dry well will be placed in the southeastern portion of the site and will connect to the proposed onsite storm drain system.

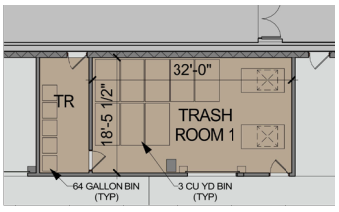
New storm drainage lines will connect to existing storm drain facilities below Mountain Avenue. The Project storm drain lines will run along the inner perimeter of the PUD area. An underground infiltration chamber will be placed below the southwestern corner of the Project site. Additionally, an underground retarding basin will be placed below Courtyard 3. A modular wetland, a pump, and a flow control structure will be placed along the southeastern portion of the PUD area.

Solid Waste



Individual refuse containers should be provided for each residential unit and collected in group waste bins within trash enclosures for pickup by City Integrated Waste Department. Refuse and recyclable materials collection facilities shall be designed consistent with the City's Building and Development Code and shall be designed to be consistent with the overall theme of the surrounding PUD area, including materials and aesthetic elements of both the specific area and the overall PUD area. Trash enclosures should be placed throughout the site to allow for waste collection and shall be shielded from pedestrian view. The PUD roadways shall be designed to allow for utility service vehicles (such as waste collection vehicles) to enter and exit the site via Mountain Avenue.

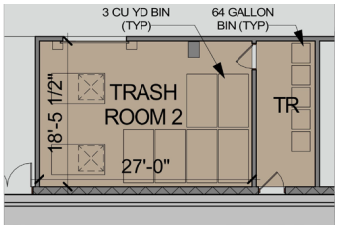
All refuse enclosures shall be located on major drives aisles within developments to achieve adequate circulation for refuse vehicles. Enclosures must be designed so that refuse and recycling containers may be accessed by the generator and serviced by the service provider without moving other bins. To encourage recycling, enclosures designed for a maximum of one (1) bin are prohibited.



ENLARGED TRASH ROOM 1
N.T.S.

All Priority Land Use (PLU) areas (areas which include mixed uses containing residential densities of at least 10 dwelling units per acre) within this Development Plan shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.

Individual refuse and recyclable materials collection pick up and storage locations have been designed for the project. Trash and recycling bins shall be provided for each unit. Two residential trash rooms will be placed in the northeast and southwest corner of the parking structure. First floor residents are able to dispose of their trash in either of these rooms. Each subsequent floor of the residential structure will have access to garbage chutes also located in the northeast and southwest corner of the parking structure. These chutes deposit refuse directly into the first-floor trash rooms.
A retail trash enclosure is also provided in the southwest corner of the central parking structure.



ENLARGED TRASH ROOM 2
N.T.S.

Scout trucks will be used to consistently monitor trash levels and transfer full containers to the main trash enclosure on the north side of the PUD area. The bins within the trash enclosure will be picked up by the City's Integrated Waste Department. The City's Integrated Waste Department will utilize the secondary northern driveway as site access. This process of trash retrieval will be shielded from view will be made efficient through the creation of a truck access lane attached to the secondary entrance driveway.

Utility Screening

All ground mounted equipment within the PUD area shall be screened and designed to not detract from the architecture of the Project site. Air conditioners, and other utilities, shall be screened from adjoining properties and public rights or way by a visual barrier. Water, sewer, telecommunication, and electricity utility lines shall be buried underneath roadways to not only shield them from public view, but also to ensure their protection from hazards such as precipitous weather and rodents.

Utility buildings shall be installed/designed to incorporate architectural elements or screening or to be placed in a manner to reduce visual impacts to the community. Roof mounted equipment, including ladders and antenna devices, shall be located and/or screened so that it is not visible from streets and adjacent buildings; or shall be designed to be integrated to the building's form where possible. Roof decks and rooftop mechanical units may be visible from adjacent developments and therefore shall be screened and painted to match the finish of the roofing material in order to be as unobtrusive as possible. Rooftop levels shall therefore be developed with parapets which encircles and rooftop area which contains rooftop mechanical equipment in order to further shield them from view. Rooftop parapets should be designed to match the materials and color scheme of the adjacent portion of the building. Roof decks should be designed to match or compliment materials and colors used in the adjacent portions of the building and create a sense of consistency between building components.

DEVELOPMENT STRATEGY

Nonresidential uses (i.e., retail and office), within the PUD area shall be developed at a maximum intensity of 1.0 FAR. Residential density within the PUD area shall range from a minimum of 25 du/ac to a maximum of 75 du/ac. These densities are consistent with development standards established for City's MU-8b zones.

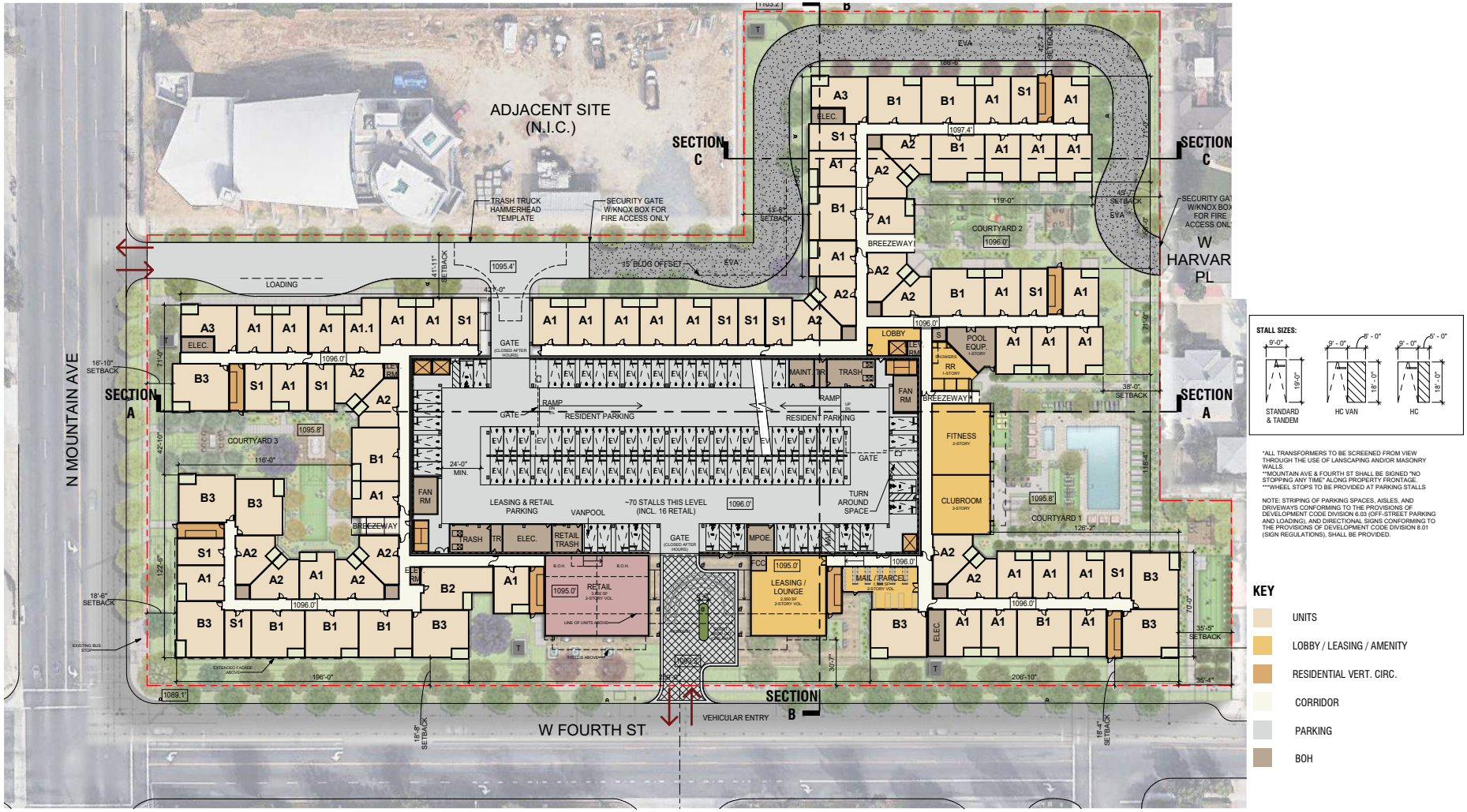
The Project proposes the creation of 3,800 square feet of retail/office space along the PUD area's Fourth Street frontage. Project retail/office uses are proposed at an intensity of 0.02 FAR. The Watermarke Ontario Project proposes the creation of 357 multifamily residential units with an overall density of 61.5 du/ac.

The Project's 357 residential units would consist of studio, 1-bedroom, and 2-bedroom apartment units. The studio units are available in one floorplan and the 1- and 2-bedroom units are available in three floorplans. The PUD floorplans range in size from 576 square feet to 1,172 square feet. **Table 3: Floor Plan Standards** details the dimensions and development standard of each of the three available floor plans.

Table 3: Floor Plan Standards

Floor Plan #		Bedrooms	Bathrooms	Square Feet	Unit Count
5	**1**	Studio	1	576	50
A	**1**	1	1	696	138
	2			707	62
	3			891	2
B	**1**	2	2	1,080	62
	2			1,172	6
	3			1,138	37

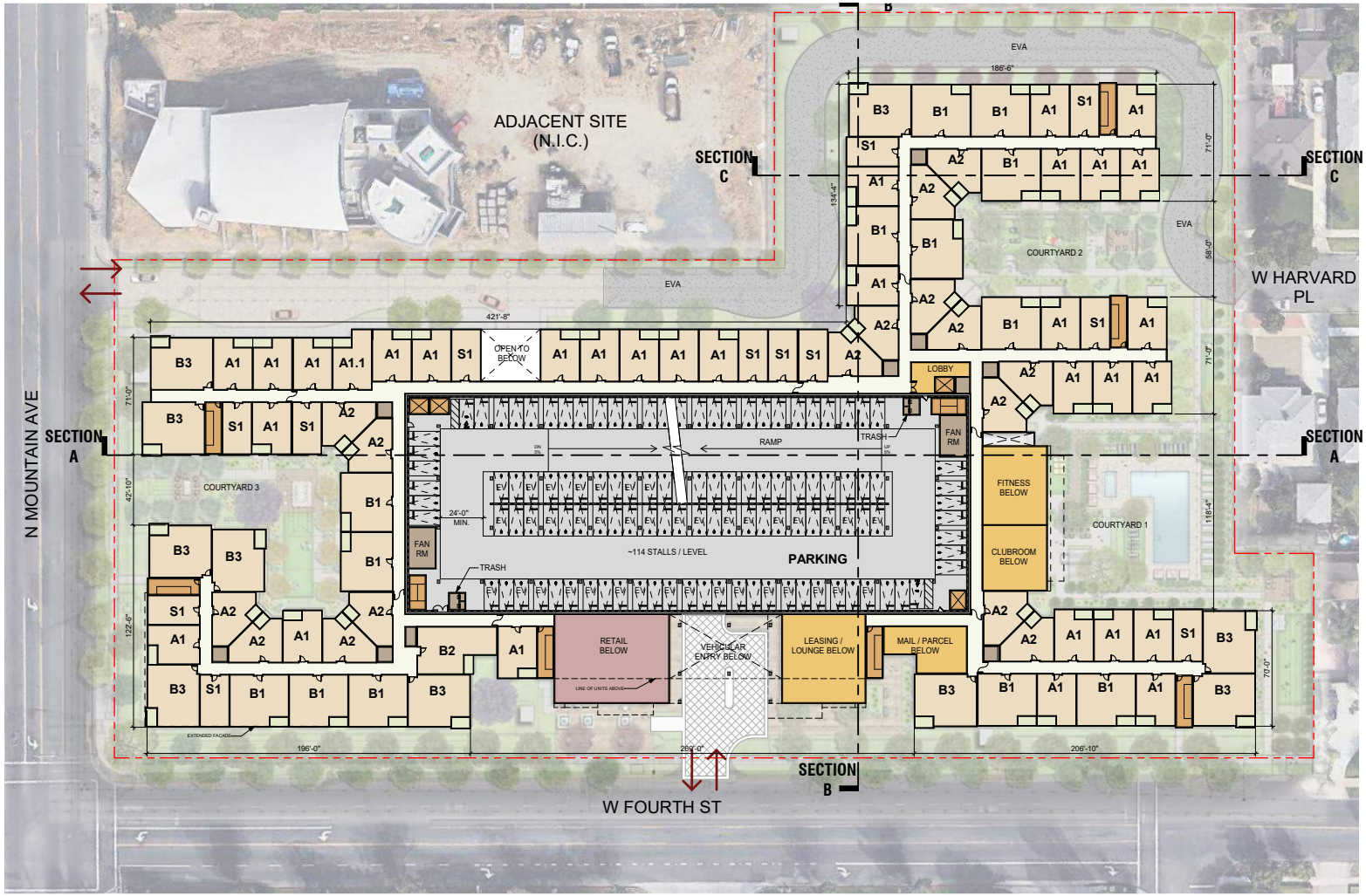
Ground-Level Building Plan

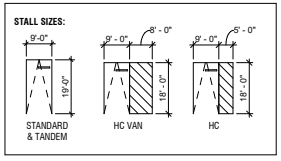


*ALL TRANSFORMERS TO BE SCREENED FROM VIEW THROUGH THE USE OF LANSCAPING AND/OR MASONRY WALLS.
**MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.
***WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

NOTE: STRIPING OF PARKING SPACES, AISLES, AND DRIVEWAYS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 6.03 (OFF-STREET PARKING AND LOADING), AND DIRECTIONAL SIGNS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 8.01 (SIGN REGULATIONS), SHALL BE PROVIDED.

2nd Level Building Plan



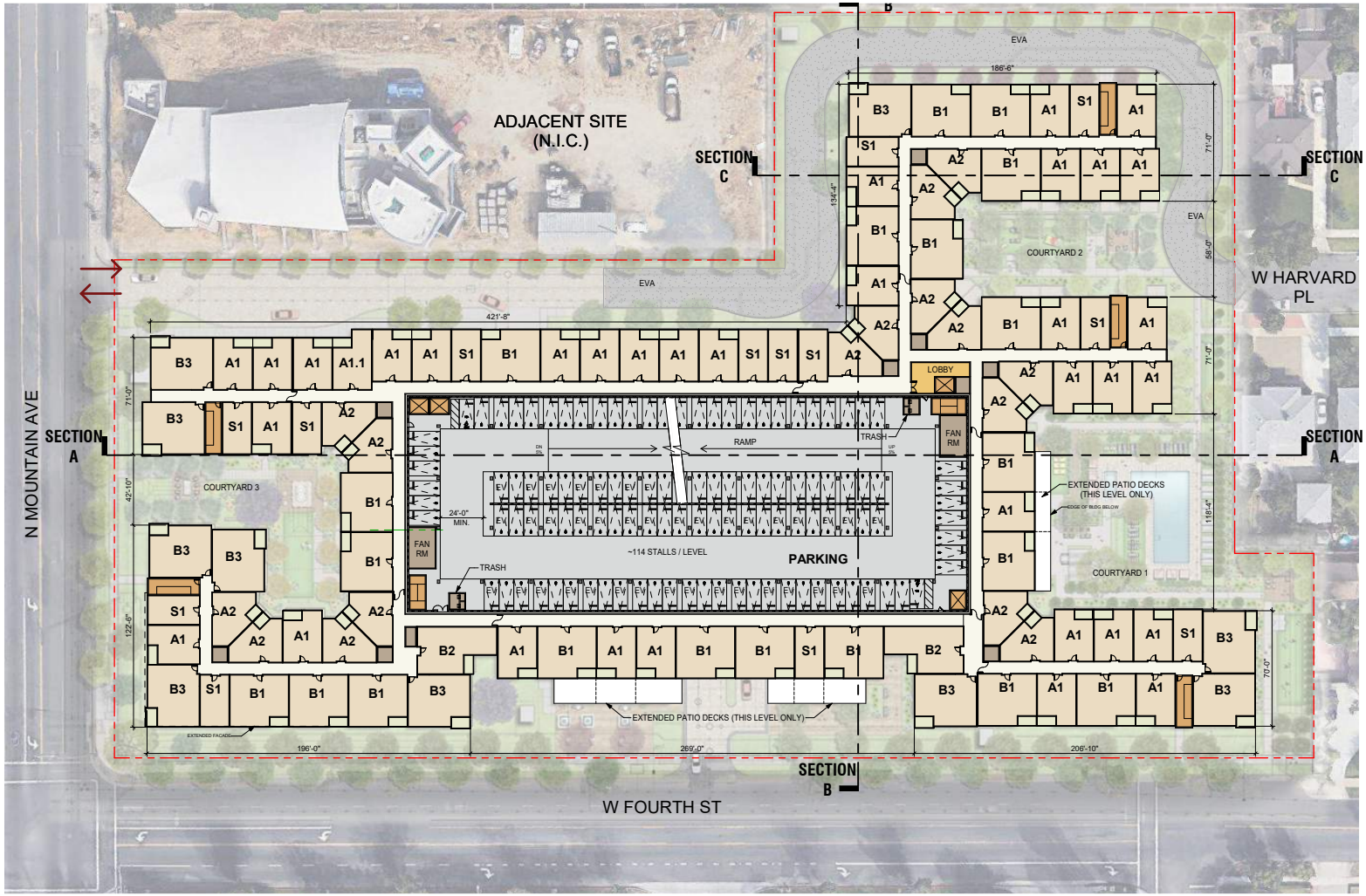


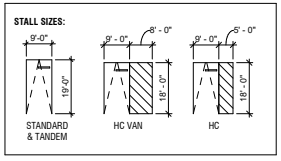
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

3rd Level Building Plan



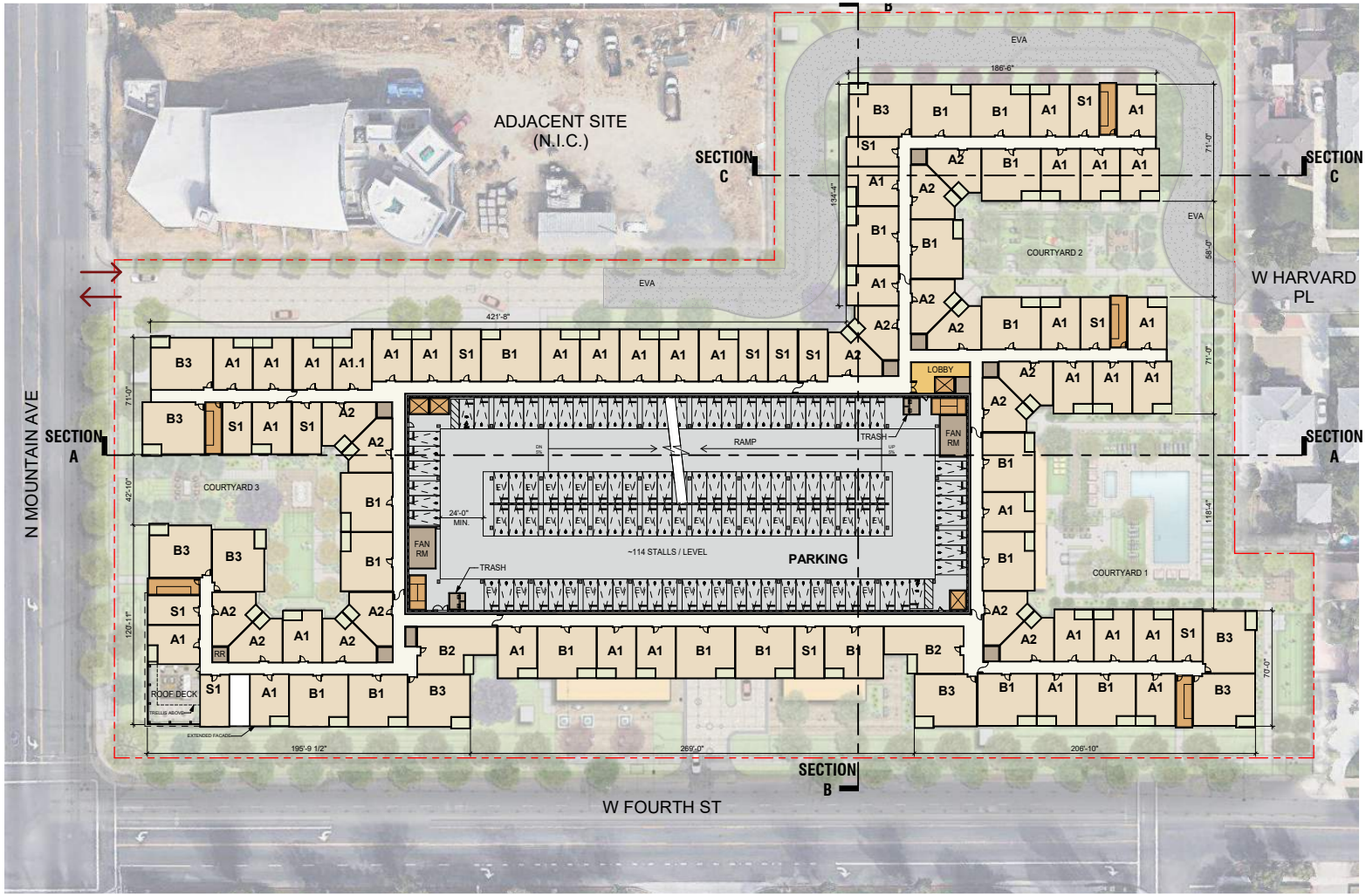


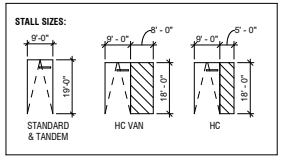
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

4th Level Building Plan



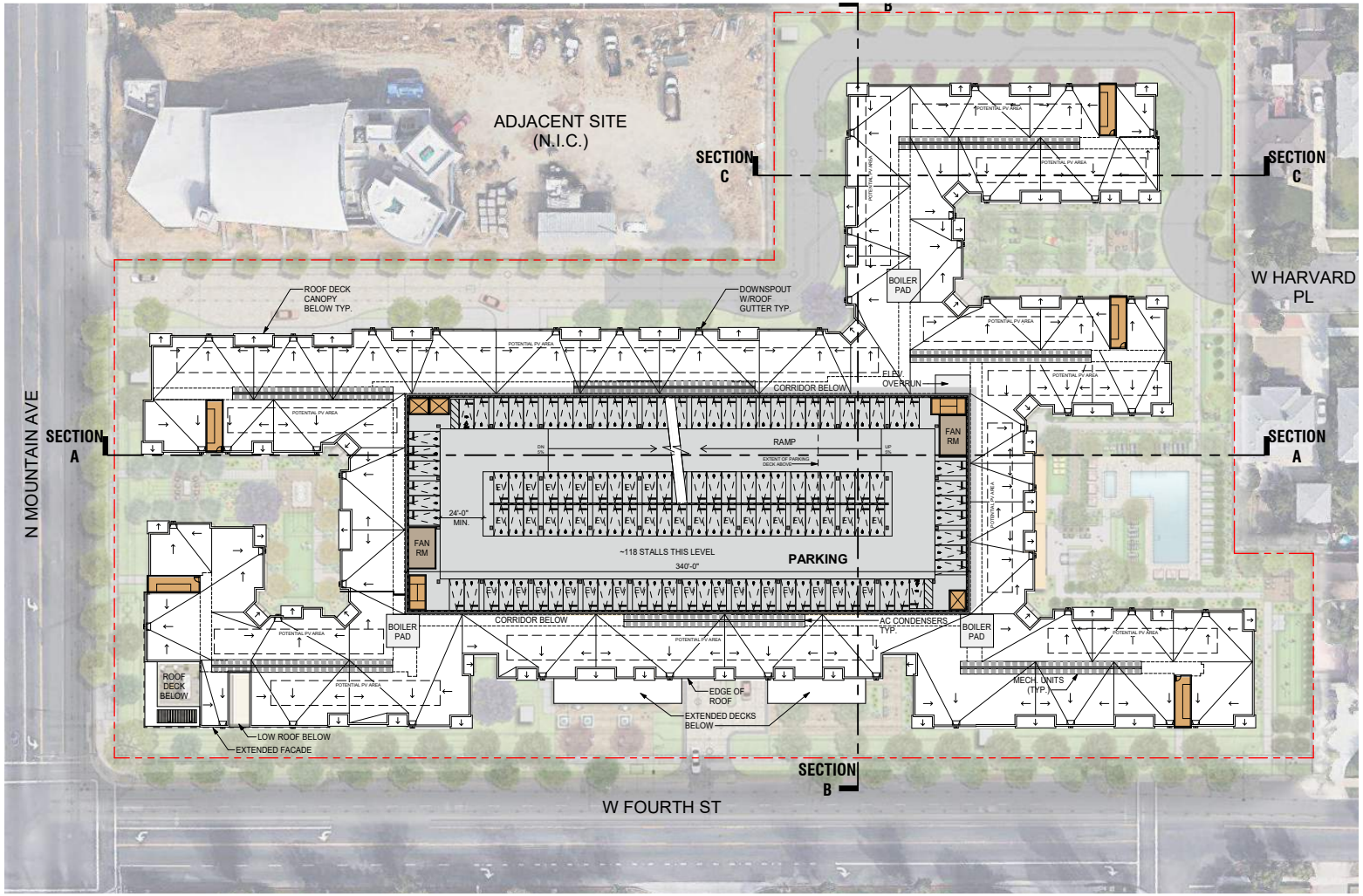


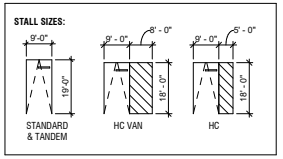
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

5th Level Building Plan



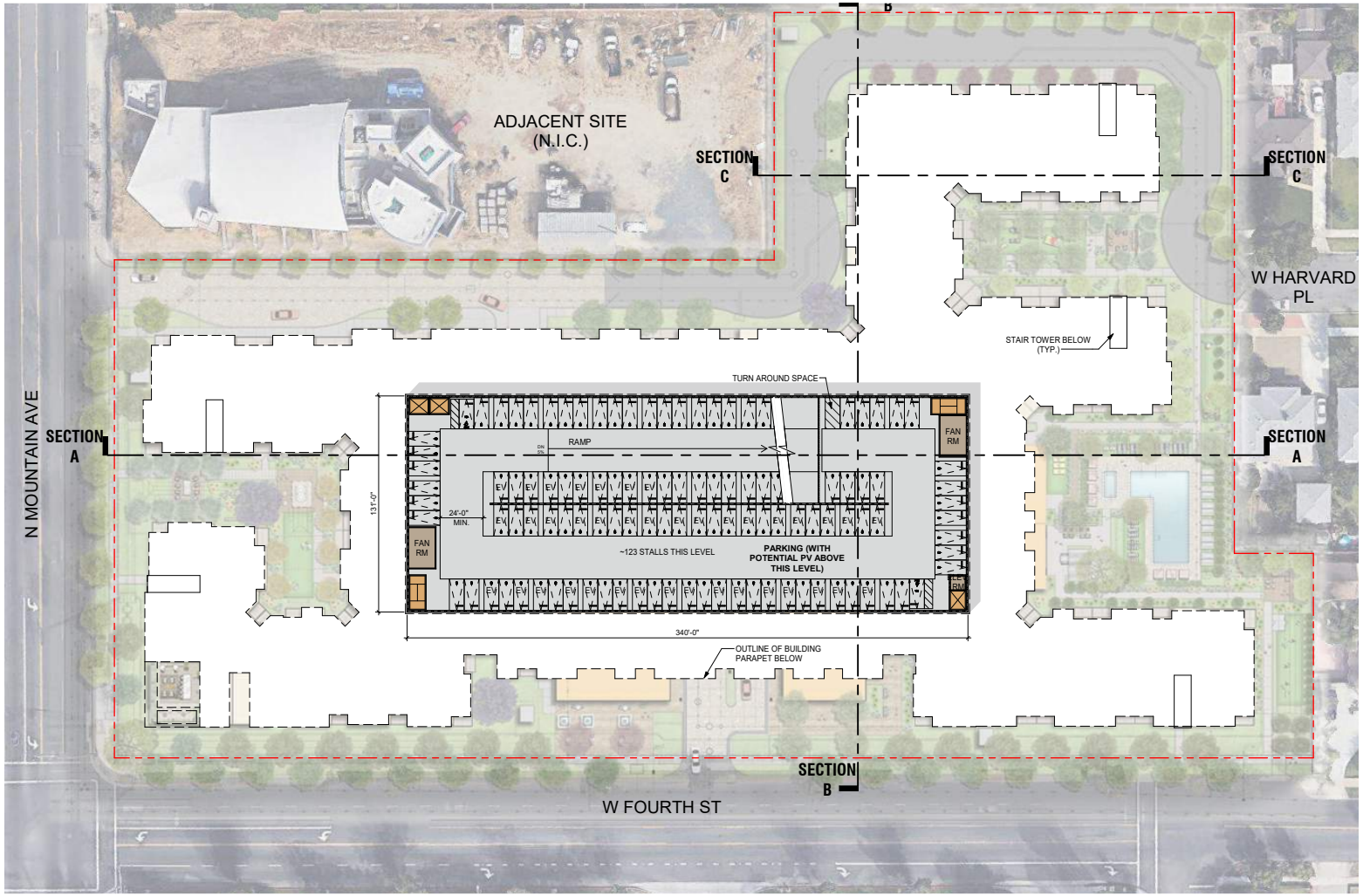


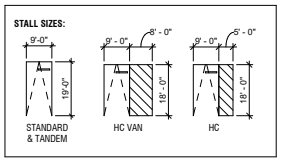
*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

6th Level Building Plan (Parking Structure Roof)



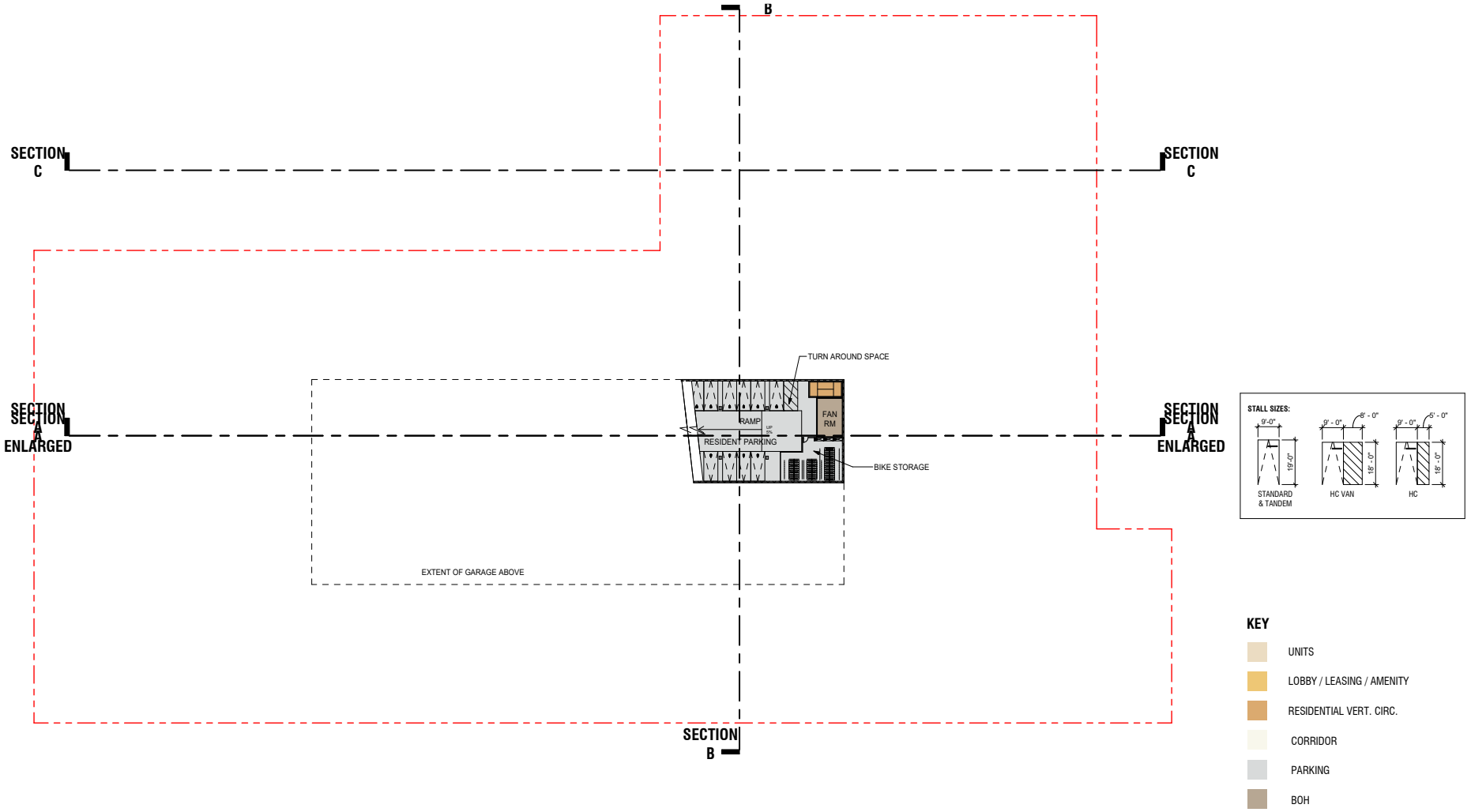


*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

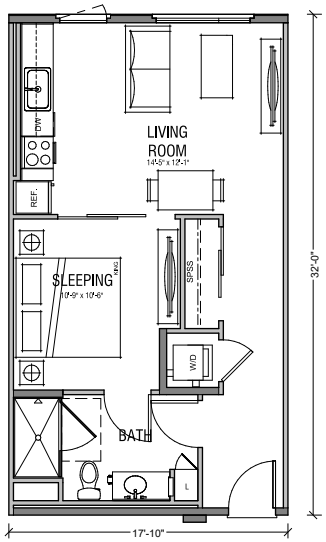
KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH

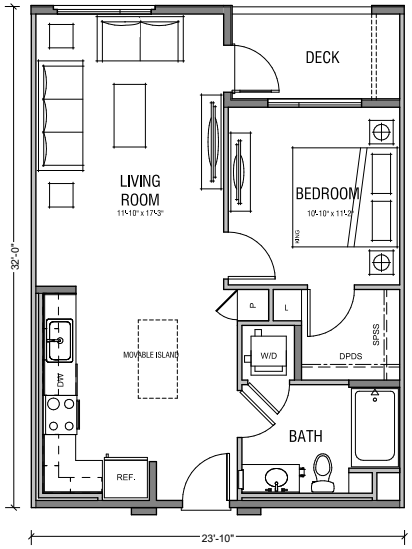
B1 Basement Level



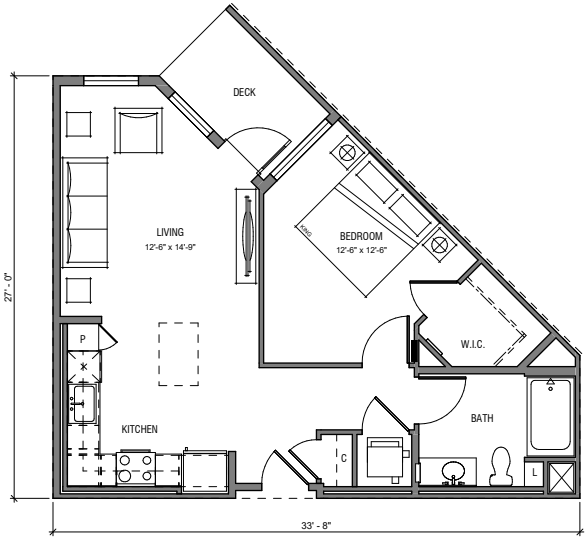
Typical Unit Plans | Studio & 1 Bed



UNIT S1
STUDIO / 1 BATH

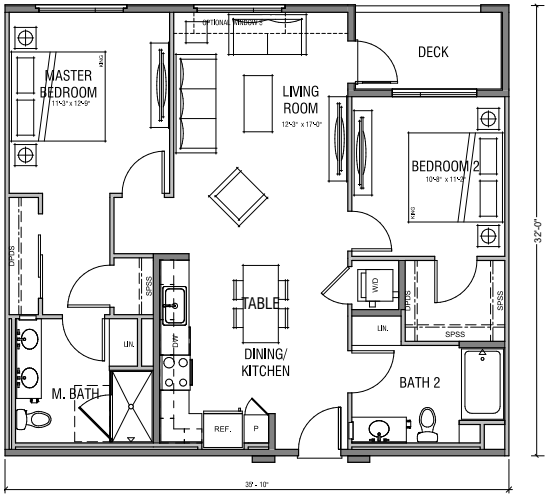


UNIT A1
1 BEDROOM / 1 BATH

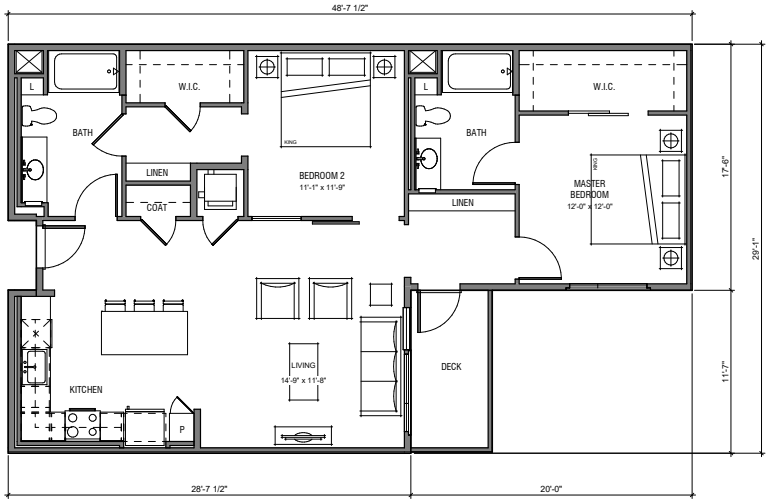


UNIT A2
1 BEDROOM / 1 BATH

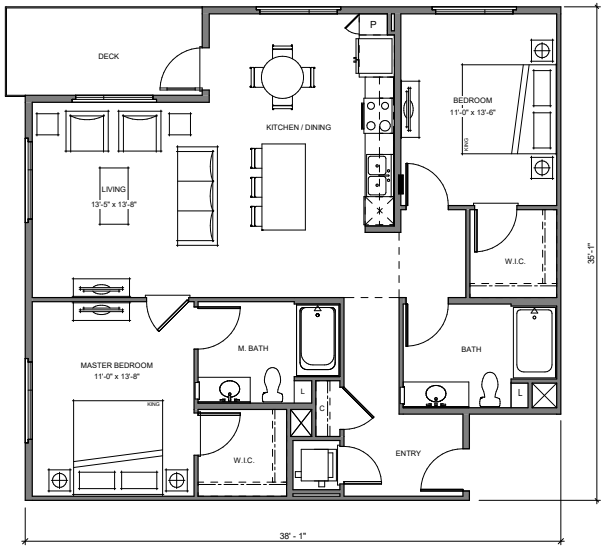
Typical Unit Plans | 2 Beds



UNIT B1
2 BEDROOM / 2 BATH



UNIT B2
2 BEDROOM / 2 BATH



UNIT B3
2 BEDROOM / 2 BATH

DESIGN GUIDELINES

The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality commercial development. The guidelines contained here are consistent with the standards presented in **Table 1: Applicable Development Standards** above.

The design guidelines provided in this section are designed to be compatible with the vision of the Mixed-Use Neighborhood Activity Hub and provide site specific guidance for the development of the project area. The design guidelines in this PUD are intended to provide direction to developments within the PUD area. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s).

Building Orientation

Building frontages shall be oriented towards Fourth Street. Frontages should be enhanced with entry elements, interesting architecture, enhanced materials, and pedestrian scale to provide connection between the development and the street. Fourth Street shall provide primary access to the site with Mountain Avenue acting as a secondary access point. Retail uses developed within the PUD area shall have entrances oriented toward Fourth Street. Indoor residential amenities (e.g., gyms and common areas) may be oriented towards interior pedestrian open spaces.

The Project will consist of one large multifamily building with integrated retail and parking uses. The Project will be developed as a wrapped style development with one central multilevel parking structure surrounded on all sides by residential units, retail uses, and amenities. The building will be developed with inset amenity spaces, courtyards, and additional pedestrian accessways. This will allow a natural, organic buffer to occur between the building and any surrounding roadway or development. Each side of the building will be designed to be aesthetically pleasing to any passersby; however, the main side will be oriented toward Fourth Street. The rear entry, adjacent to Mountain Avenue, will be a secondary elevation/frontage. Residential units will have their entryways oriented toward the inside of the complex with balconies and windows facing the exterior of the complex. Pathways to each unit will also be placed within the complex and connect with separate pedestrian pathways that lead to external portions of the complex.

North Elevation

Setbacks

Buildings within the PUD area shall maintain a minimum setback of 10 feet from the front and interior side PUD area boundaries. Additionally, buildings within the PUD area shall maintain a minimum setback of 10 feet from adjacent arterial, collector, and local streets.

Landscaping shall be used within each setback to soften each building's appearance as well as designed with windows or design elements. The use of a 10-foot setback for the sides of buildings adjacent to adjacent residentially zoned parcels would allow for a softer transition to nearby residential uses.

The Project will maintain a minimum setback of 10 feet for front, side, and all street setbacks. All unimproved setback areas within the Project area will be landscaped.

Architectural Character/Details

Building frontages along Fourth Street must be developed to be visually appealing with enhanced materials and landscaping. Building signage and addresses should be clearly visible from the street. Residential and Non-Residential land uses should be visually distinguishable from each other while maintaining an overall theme with the building frontage through the use of similar materials and color palette.

Buildings within the PUD area should be designed so that each side of the building is visually consistent within itself while not needing to be consistent with other sides. However, the complimentary usage of materials and color pallets should be implemented to ensure unity among each side of the building.

The Project's main building will include a break in design between the first floor and the remaining floors to create a natural separation between the mixed uses present on the ground floor and the residential uses in subsequent floors. The overall building will be designed in a contemporary modern style with aesthetically pleasing geometric symmetry between features and units as well a mixture of materials and colors.

Architectural variety will also be used in each façade through a blending of materials including cement board tiles and stone veneer and balconies with metal panel railings. Each level beyond the first story will be expanded beyond the footprint of the first level.

Important or unique portions of the building (such as the retail use or leasing office) will be emphasized through an expanded footprint and large glass frontages. The extended footprint will terminate at the third story and provide differentiation of the points of interest from the remaining residential units. The retail and leasing office will also act as the building frontage, with both on either side of the main entryway.

South Elevation

Massing and Scale

Parking areas should be inset within the PUD area and placed behind buildings. Parking areas within the PUD area shall be a maximum of two stories higher than the nearest residential building.

Taller structures should be centered within the PUD area, with shorter structures developed along the perimeter of the PUD area and the tallest structure at the center of the PUD area. Shorter structures shall not be placed behind taller structures along roadway adjacent portions of the site. This will allow for adequate shielding form views along public roadways. No buildings shall exceed a maximum height of 65 feet, inclusive of rooftop utility facilities and attachments.

Buildings shall not be placed continuously along the entirety of the PUD perimeter. The PUD perimeter shall be broken up with buildings, landscaping, courtyards, and other pedestrian features in order to encourage visual dynamism.

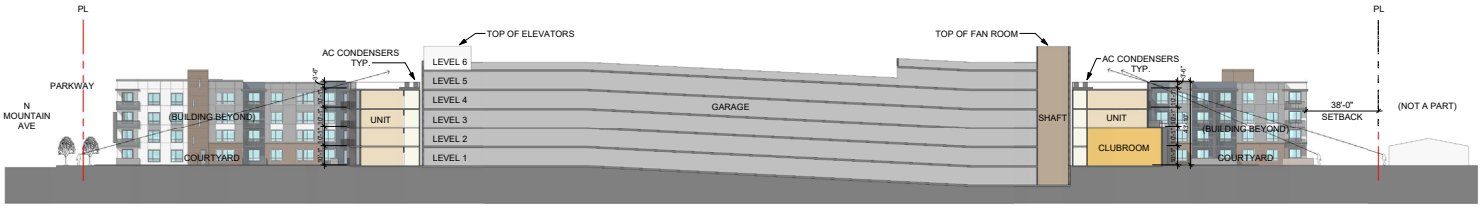
Material and/or color variations should be applied to building facades based on internal architecture. For example, balconies and stairwells should vary in design from the outer walls of residential or retail uses. These variations should be implemented through the use of complimentary materials and colors.

First story developments should be distinguishable from subsequent stories along each building through the use of separate, but complimentary design features such as materials and colors.

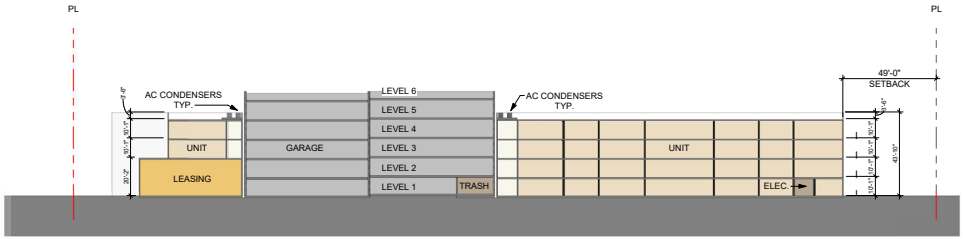
The Project will be developed as a wrapped mixed use apartment complex with a single building encircling a central multi-level parking structure. All unit entries will be accessed within a central hallway and around internal courtyards within the site and around centralized amenity spaces within the lot. All four levels of the mixed use building will present the same footprint, with the only variance being a reduced footprint for third and fourth floor units directly above the leasing office and retail use. Third floor balconies will be extended to create overhangs adjacent to the western portion of Courtyard 1 and above the leasing office and retail use.

The central parking structure will be six stories in the center of the apartment complex. The parking structure will extend beyond the overall height of the residential structures but will not expand the overall footprint. The Project's proposed central parking structure will be the tallest building on the Project site with an approximate 63-foot elevation. Ground level amenities will be within interior courtyards and along the outer perimeter of the main building. These amenities are intended to be accessed with minimal walls/structures blocking access to the facilities. Each building and amenity is designed to be accessed via pedestrian travel with vehicular access capability limited to the entry driveways and the central parking structure. Emergency vehicles may also utilize the EVA running between the Mountain Avenue entrance to Harvard Place.

Building Sections



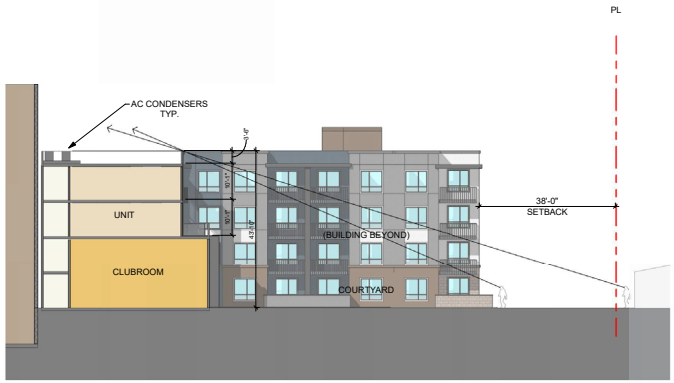
1 SECTION A
1" = 30'-0"



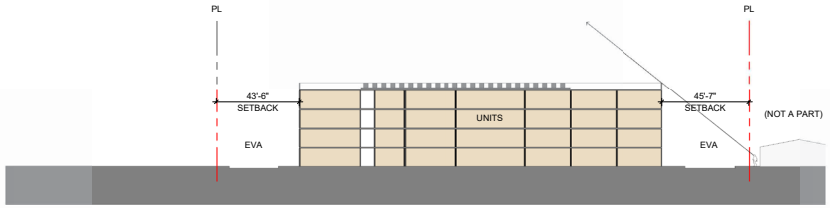
2 SECTION B
1" = 30'-0"

KEY

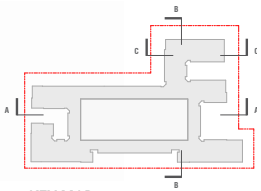
- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- PARKING
- BOH



4 SECTION A ENLARGED
1/16" = 1'-0"



3 SECTION C
1" = 30'-0"



KEY MAP

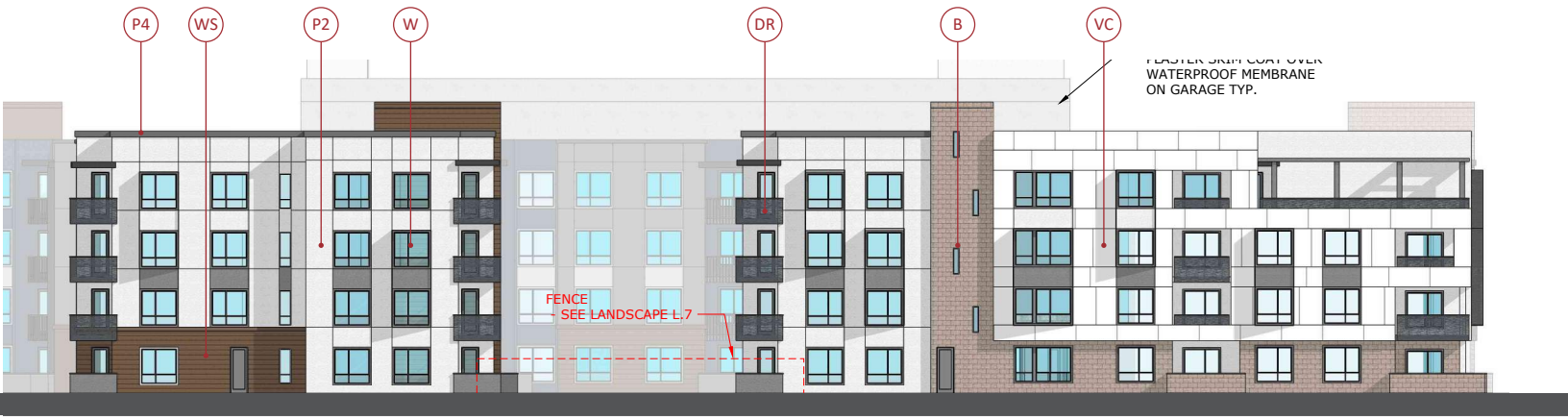
Materials and Color

Materials used within the PUD area should exhibit permanence and quality, thematically unifying a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, wood, stone veneers, metal grating, or stucco are preferred.

Multiple materials and colors should be used on each building façade to create a sense of visual dynamism and interest.

Materials and colors present in the Project will consist of a blending of naturally occurring colors found in organic landscaping components as well as complimentary earth tones to create a bright, visually appealing and modern structure. **Table 4: Material Palette** and **Table 5: Color Palette** and summarize both the non-landscape colors and materials present within the Project.

Partial West Elevation



Partial North Elevation

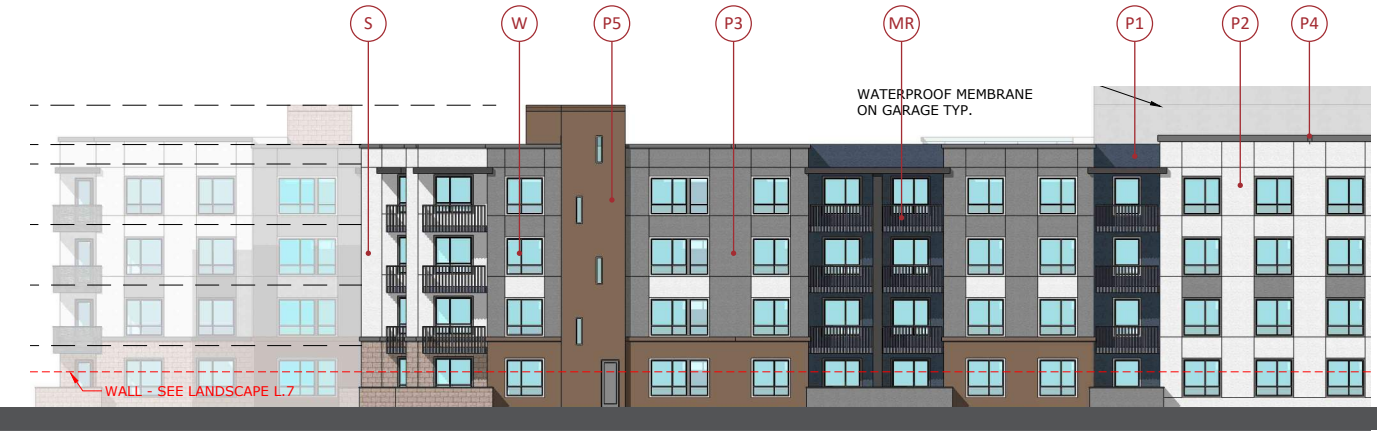


Table 4: Material Palette

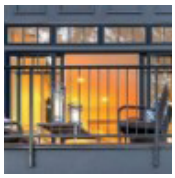
	Material	Location
	(P) Plaster	Main material; north, south, east, and west façade.
	(B) Block Veneer	Accent material; north, south, east, and west façade.
	(WS) Wood-Like Siding Accent	Accent material; west façade.
	(VC) Vertical Cement Board Tiles	Main material; south and west façade.
	(SF) Storefront	Retail use; north façade.
	(DR) Decorative Metal Panel Railing	Main material; south, east, and west units. Accent material; north façade.
	(MR)Metal Picket Railing	Main material; north, east, and west façade.

Table 5: Color Palette

	Color	Location
	(1) Needlepoint	Accent color; north and south façade.
	(2) Snowberry	Accent color; north and south façade. Main color, east and west façade.
	(3) Tin Lizzie	Accent color; east façade. Main color; north and south façade.
	(4) Grizzle Gray	Trim color; north, south, east, and west façade.
	(5) Umber Rust	Accent color; north, east, and west façade.

LANDSCAPE STANDARDS

A conceptual landscape plan shall be submitted along with the Development Plan for any project within the PUD area for review by the City Landscape Planning Division. The plan shall specify all landscaping and hardscape for the entire project site. Detailed Landscape and Irrigation Plans shall be required prior to the issuance of building permits. The detailed plans shall show location of ground mounted utility boxes and equipment, along with the methods of screening for these items from the public right-of-way and adjacent residences where possible. The irrigation system shall be designed to utilize recycled water pursuant to State and local codes, ordinances, and laws, and applicable building and plumbing codes.

The Landscape Plan should support and enhance the mixture of retail and residential uses within the PUD area. Landscaping within the PUD area should be used to accentuate transitions from adjacent uses, define circulation patterns within the PUD area, screen parking areas from the street, highlight entries, provide shade for parking areas and outdoor seating areas, and to soften the appearance of any buildings.

Landscaping shall be completed for any setback areas from public roadways and internal communal or gathering spaces, excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view.

The Project's building design creates a series of open courtyards between each wing of the building providing a private, attractive open space area for the tenants use. These spaces are further enhanced with distinctive planting, landscape and amenity features, making them unique and enjoyable to the residents. The planting palette for the Project was chosen to establish a strong, memorable landscape while also providing a buffer between the PUD area and external uses. Exciting recreational structures and well landscaped pathways lead and invite residents to enjoy the central open space amenities or create a convenient walking path for evening exercise.

Open Space Areas

Private open space shall be provided for each dwelling consistent with development code standards and may include balconies or ground level patios. When located on the ground level, private open space shall be screened from public view by landscaping, courtyard walls or privacy fences. Common open space shall be provided to allow for passive and active types of recreation, along with site landscaping amenities for residents and their guests.

The Watermarke Ontario Project includes the following open space areas:

- Three courtyards,
- One pocket park,
- Intimate seating areas,
- A lounge deck,
- And retail frontage.

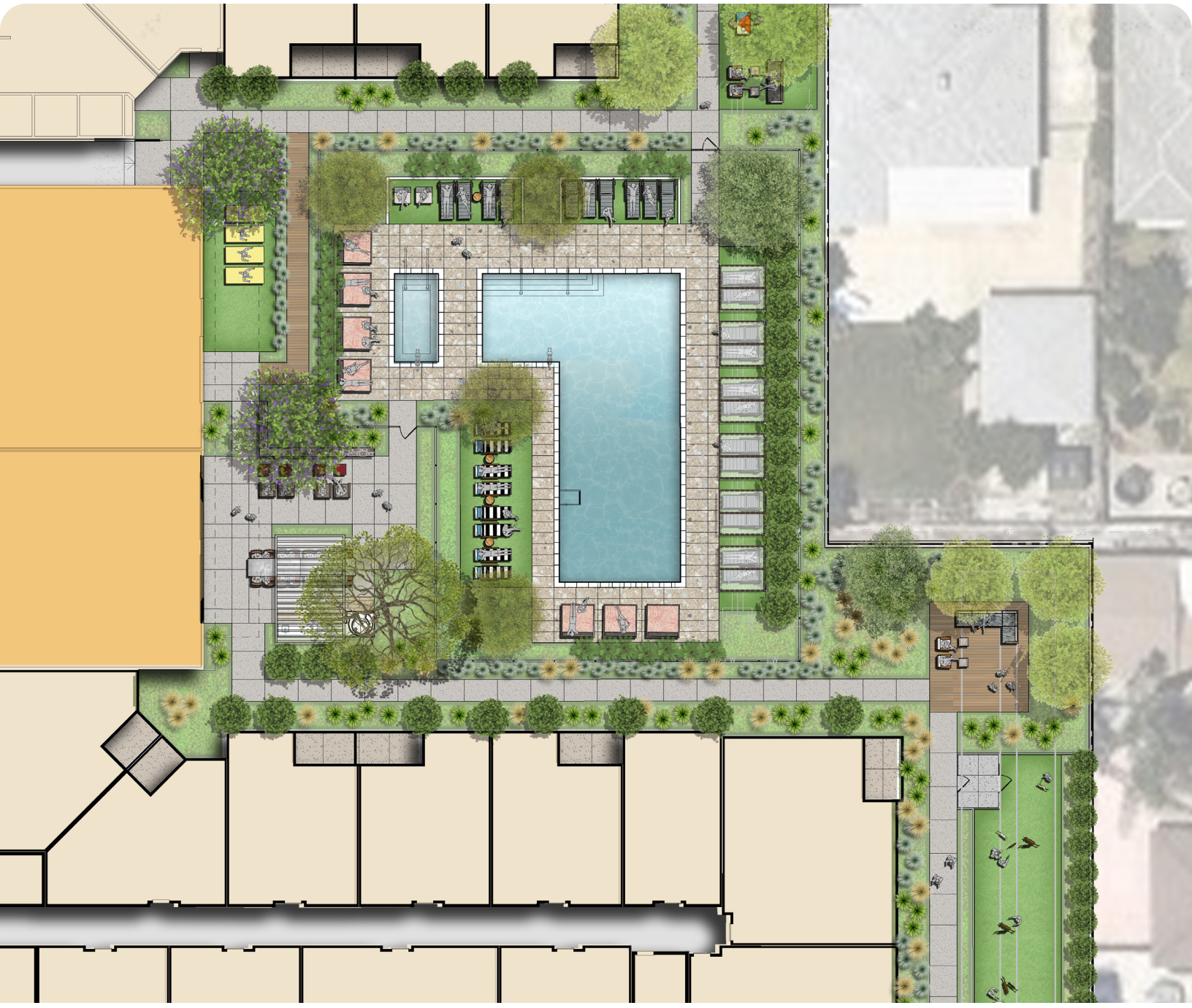
West Courtyard

The West Courtyard functions as a communal outdoor dining space for residents. This outdoor space includes a built-in barbecue grill structure and large communal dining table. An attached yard provides multipurpose uses with lounge seating and an open lawn area that can be used for a variety of purposes. The West Courtyard is located on the western portion of the PUD area.

Pool Courtyard

The Pool Courtyard provides a private, resort style pool experience for residents to. The courtyard's pool deck includes one 60'x18' resort pool and an 8'x16' spa. The surrounding areas include lounge chairs, chaise lounges, and pool chairs. Additional amenities within the Pool Courtyard include an outdoor fitness area directly outside of the indoor fitness room, and shaded dining areas.

The pool courtyard includes an adjacent seating area for residents to sit and relax along internal pathways leading from the pool area to Fourth Street.



The Hangout Courtyard

The Hangout Courtyard provides a casual recreational setting for Project residents. This courtyard allows for recreational activity within a multi-activity game lawn. Residents may rest beneath the specimen tree grove or on other benches provided within this courtyard. Nighttime activity is encouraged through the use of festival lighting throughout this courtyard.

Pocket Parks

One pocket parks will be provided adjacent to the eastern boundary of the PUD area. The pocket park provides small open spaces for the community to access. The Game Court pocket park open space area includes a corn hole play area, a tree allee, and lounge seating. Pocket parks within the PUD are private and for resident use only.

Fourth Level Lounge

The southwest corner of the main building's fourth level will include a lounge and dining area for residents. The lounge area will include larger and smaller group seating areas. The lounge also features a built-in barbecue for meal preparation and a large banquet style island table. The outer perimeter of the lounge will be landscaped to provide a more natural aesthetic and create a sense of privacy within the lounge area. The lounge will provide residents with scenic views of the western and southern portions of the City and surrounding area.

Residents may access the lounge via a private door on the southwest corner of the fourth-floor hallway.

Retail Frontage

The retail use will include the development of an outdoor seating area with café tables and umbrellas. Retail frontage will be required to employ enhanced landscaping and decorative accents. These may include pottery decorations, and unique foliage. The retail entryway should have a unique character that remains thematically consistent with the overall development within the PUD. Seating may be provided within the retail frontage. Landscaping along the retail frontage may include potted or in-ground flowers and in-ground shrubs. Trees may not be used as a part of retail frontage, this area is intended to provide amenity space for residents and commercial visitors. Retail stores shall comply with the sign requirements as set forth in the City of Ontario Development Code.

Vegetation

Vegetation within the Watermarke Ontario PUD includes a mixture of ornamental trees, shrubs, and fruiting, edible plant species. A total of 188 trees will be utilized for open space within the PUD area. A mixture of 50 (27%) native and 138 (73%) non-native trees will be planted in the PUD area. Additionally, a mixture of large and medium shrubs will be utilized throughout the PUD site. Vegetation plans must be reviewed by the Landscape Planning Division.

Fruiting trees and shrubs are placed around the community and recreational areas to create a more natural environment for residents.

Lighting

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Ontario's Development Code. Exterior lighting fixtures should be decorative and reinforce the architectural style of the building. Outdoor lighting within the PUD area should consist of warm color temperatures except for security or emergency lighting in order to remain unobtrusive to surrounding residential developments and internal residential developments. Colder color temperatures would be more obtrusive to residents and would create a less organic lighting effect.

On-site lighting shall be directed away and shielded from adjacent streets and adjacent properties. All exterior lighting shall be of an indirect nature, placed/situated/etc. under eaves and canopies, or ground level within landscaped areas.

Light within the PUD's communal areas should be warm colored and unobtrusive. Light sources for the Project should be LED or metal halide.

Walls and Fencing

Walls and fencing should be used to define private and communal spaces within the PUD site. Walls can be used to enhance design, create privacy, and help maintain boundaries within the open space areas. Fences and walls within the project area shall be made of decorative materials compatible with the overall architectural character of the development. All fences and walls shall be in scale with the development to fulfill such needs as screening and security.

Fences, walls and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. Decorative walls, monuments and/or other similar features shall not encroach into the public street right-of-way. Walls should be an integrated design of the building architecture and feature similar finished material, reveal lines, trim, etc.

Walls shall be limited to a maximum height of 6 feet in height.

The eastern boundary of the PUD area shall be walled entirely from adjacent properties. Gated EVA access to Harvard Place shall be constructed to be 6 feet in height and shall be designed with styles and materials which completely obstruct views through the gate. Gated EVA access to Harvard Place shall always remain locked except when in use by authorized emergency personnel. Access controls for the EVA gates shall be limited to property managers and emergency responders, exclusively.

Signs

All signs for the project shall be subject to the requirements of the City Development Code.….

ADMINISTRATION

Items not Addressed in this PUD

Any terms, requirements, or regulations not addressed within the PUD document shall be governed by the City of Ontario Development Code and City Standards.

Development Applications

Development Plans for the development of each individual parcel within the PUD area, along with fees and other required items, shall be submitted for review and approval per the requirements contained in Chapter 2, Administration and Procedures, of the City of Ontario Development Code and the General Application.

Administrative Exceptions

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator. Any deviation that is greater than (10%) percent shall require Variance approval.

Severability

If any portion of this Planned Unit Development is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, the determination shall not affect the validity of the remaining portions of this Planned Unit Development. Moreover, the decision shall not affect, impair, or nullify this Planned Unit Development, either in whole or in part, and the remainder of this Planned Unit Development shall continue in full force and effect.